

MCDONALD TWP
UPPER SCIOTO SD

00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-040007.0000
D16

AGR
2025

2022 BAUGHMAN MARILYN TRUS		2007-09-24	Tax Year		2022	2023	2024	2025	CAMA	
2023 BAUGHMAN MARILYN TRUS		2007-09-24	Prop Cls		199	199	199	110	110	
2024 AFBP LLC		2023-05-01	Acres		68.2000	69.5400	69.5400	69.7120		
2025 AFBP LLC		2023-05-01	13950-10973	69.712A	Land100%	375800	417430	417430	417440	
12326 CR 75		3DT			Bldg100%	110	110	110	0	
KENTON OH 43326		\$725,000			Totl100%	375910t	417540t	417430t	417440t	
					Cauv100%	111060	208570	208570	208570	
					Tax Value:					
					Land 35%	38870	73000	73000	73000	146100
					Bldg 35%	40	40	40	0	0
					Totl 35%	38910t	73040t	73040t	73000t	146100t
					Hmstd35%					
					Owner Oc					
					Hmstd RB					
					Net Tax	1566.50	2715.44	2631.52	2626.46	
					Cauv Sav	3730.42	2717.66	2633.70	2630.08	
					Sp-Asmnt	119.06	119.06	166.58	166.58	

3-21-2023 LEASE FOR GRANGE HALL LEASE BOOK E PAGE 180 DATED8-3-1897 (75' BY 100') MARILYN BAUGHMAN TRUST DATED 6-17-1998 NEW DESCRIPTION NEXT TRANSFER. 2023 DUPLICATE COMBINED PARCELS 310400080000 .172A 310400190000 1.004A			
Sale#	#p	sale date	To
153	3	2023-05-01	AFBP LLC
372	2	2007-09-24	BAUGHMAN MARILYN TRUSTEE
368	2	2007-09-24	BAUGHMAN MARILYN
		Type/Invalid?	
		3DT *	
		2WD *	
		2CT *	
Sale\$	co:land	co:bldg	
725000	375800	110	
0	142770	1200	
0	142770	1200	
Year	Land	Bldg	Total
2021	38870	40	38910
2020	38870	40	38910
		Net Tax	1655.62
			1678.38
p r o j e c t		ben acres	/ % factor
902 MAIN DISTRICT CONSERVANCY		XA/2025	
137 FLAT BRANCH - SCIOTO		XA/2025	

12326 CR 75 43326

PUB ELECTRIC PUB PAVED ST/RD								
Neighborhood:		Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
Code:		C 1	BOA BLOUNT SILT LOAM 0-	20.1380	6030	121430	2660	53570
Dwl/Gar/NC%		C 2	BOB BLOUNT SILT LOAM, 2	6.5940	5770	38050	2360	15560
		C 19	KAB KENDALLVILLE SILT L	1.8613	5800	10800	2090	3890
		C 39	PM PEWAMO SILTY CLAY L	38.0481	6490	246930	3560	135450
		C 51	WSTL WASTE LAND	1.9100	120	230	50	100
		980	ROAD ROAD	1.1606				
				69.712		417440	(100%)	208570
						146100	(35%)	73000
						CAUV # 4404		

Call Back: Sign: PSN Date: 2014-10-29 Lister: 31-040007.0000-v082020R