

MCDONALD TWP  
UPPER SCIOTO SD

00300

Hardin County, Ohio  
Michael T. Bacon, Auditor

31-040013.0000  
D06

AGR  
2025

sale

Eff Rate:- 44.45 — 40.66 — 39.34 — 39.29 — a/r

2022 AFBP LLC	2021-06-23			
2023 AFBP LLC	2021-06-23			
2024 AFBP LLC	2021-06-23			
2025 AFBP LLC	2021-06-23	13242	50.25A	
CR 130	5FD			
	\$2,882,965			

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	50.2500	50.2500	50.2500	50.2500	
Land100%	280690	306690	306690	306690	306680
Bldg100%					0
Totl100%	280690t	306690t	306690t	306690t	306680t
Cauv100%	78000	147830	147830	147830	147830
Tax Value:					
Land 35%	27300	51740	51740	51740	107340
Bldg 35%					0
Totl 35%	27300t	51740t	51740t	51740t	107340t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1099.08	1923.56	1864.10	1861.56	
Cauv Sav	2855.98	2067.08	2003.22	2000.42	
Sp-Asmnt	263.63	263.63	311.66	311.66	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
286	5	2021-06-23	AFBP LLC	5FD	2882965	280690	0
550	5	2014-11-17	CAIN DON E	5QC *	0	199800	0
550	4	2003-12-03	CAIN SHIRLEY E	4WD *	0	86030	0
314	1	1991-05-03		1UN *	0	0	57000
437	1	1990-06-01		1WD	200000	57000	0

Year	Land	Bldg	Total	Net Tax
2021	27300	0	27300	1161.62
2020	27300	0	27300	1177.60

project	ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY				
137 FLAT BRANCH - SCIOTO				
			XA/2025	
			XA/2025	

CR 130

Neighborhood:  
Code: 3100  
Dwl/Gar/NC% 1.1800

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	18.4122	6030	111030	2660	48980
C 2	BOB BLOUNT SILT LOAM, 2	4.7627	5770	27480	2360	11240
C 15	GYB2 GLYNWOOD CLAY LOAM	3.0436	5020	15280	1230	3740
C 39	PM PEWAMO SILTY CLAY L	23.5580	6490	152890	3560	83870
980	ROAD ROAD	.4735				

50.25 306680 (100%) 147830 CAUV # 4404  
107340 ( 35%) 51740

Call Back: Sign: PSN Date: 2014-10-29 Lister: 31-040013.0000-v082020R