MCDONALD TWP
UPPER SCIOTO SD 00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-040014.0000 AGR
D05 2026

sale

2023 AFBP LLC	2021-06-23		
2024 AFBP LLC	2021-06-23		
2025 AFBP LLC	2021-06-23		
2026 AFBP LLC	2021-06-23	13242	79.40A
CR 130	5FD		
	$2,882,965		

Eff Rate:– 40.66 — 39.34 — 39.29 — 39.29 — a/r

	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	110	110	110	110	0	110	110	110
Acres	79.4000	79.4000	79.4000	79.4000	79.4000			
Land100%	483710	483710	483710	483710		483710	701260	701270
Bldg100%				0				
Totl100%	483710t	483710t	483710t	483710t		483710t	701260t	701270t
Cauv100%	237570	237570	237570	237570		483710	701260	228860
Tax Value:								
Land 35%	83150	83150	83150	83150		83150	80100	245440
Bldg 35%								0
Totl 35%	83150t	83150t	83150t	83150t		83150t	80100t	245440t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	3091.30	2995.78	2991.66	2991.66	2991.66			
Cauv Sav	4452.68	3202.84	3103.86	3099.60				
Sp-Asmnt	47.52	118.14	118.14	118.14				

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
286	5	2021-06-23	AFBP LLC	5FD		2882965	442710	0
550	5	2014-11-17	CAIN DON E	5QC	*	0	314400	1110
550	4	2003-12-03	CAIN SHIRLEY E	4WD	*	0	135400	1940
314	1	1991-05-03		1UN	*	0	0	111030
437	1	1990-06-01		1WD		200000	0	111030

Year	Land	Bldg	Total	Net Tax
2022	44350	0	44350	1785.52
2021	44350	0	44350	1887.08

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
137 FLAT BRANCH - SCIOTO	XA/2025			

CR 130

PUB ELECTRIC
PRIV WATER
PUB PAVED ST/RD
Topo: ROLLING

Neighborhood:
Code: 3100
Dwl/Gar/NC% 1.5500

Tab #		S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	29.3169	8740	256230	2550	74760
C 2	BOB	BLOUNT SILT LOAM, 2	5.8563	8370	49020	2230	13060
C 15	GYB2	GLYNWOOD CLAY LOAM	2.6588	7280	19360	1110	2950
C 39	PM	PEWAMO SILTY CLAY L	40.0272	9410	376660	3450	138090
980	ROAD	ROAD	1.5408				
			79.4		701270	(100%)	228860
					245440	(35%)	80100

CAUV # 4404

Call Back: Sign: PSN Date: 2014-10-29 Lister:

31-040014.0000-v082020R