

MCDONALD TWP
UPPER SCIOTO SD

00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-040014.0000
D05

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	79.40A	
CR 130	5FD			
	\$2,882,965			

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	199	110	110	110	110
Acres	79.4000	79.4000	79.4000	79.4000	
Land100%	442710	483710	483710	483710	483700
Bldg100%					0
Totl100%	442710t	483710t	483710t	483710t	483700t
Cauv100%	126710	237570	237570	237570	237570
Tax Value:					
Land 35%	44350	83150	83150	83150	169300
Bldg 35%					0
Totl 35%	44350t	83150t	83150t	83150t	169300t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1785.52	3091.30	2995.78	2991.66	
Cauv Sav	4452.68	3202.84	3103.86	3099.60	
Sp-Asmnt	47.52	47.52	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
2021	44350	0	44350	1887.08
2020	44350	0	44350	1913.02

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

CR 130

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

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-	29.3169	6030	176780	2660	77980
C 2	BOB BLOUNT SILT LOAM, 2	5.8563	5770	33790	2360	13820
C 15	GYB2 GLYNWOOD CLAY LOAM	2.6588	5020	13350	1230	3270
C 39	PM PEWAMO SILTY CLAY L	40.0272	6490	259780	3560	142500
980	ROAD ROAD	1.5408				

79.4 483700 (100%) 237570 CAUV # 4404
169300 (35%) 83150

Call Back: Sign: PSN Date: 2014-10-29 Lister: 31-040014.0000-v082020R