MCDONALD TWP
UPPER SCIOTO SD 00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-040016.0000 AGR
D02 2025

sale

2022 AFBP LLC	2021-11-23		
2023 AFBP LLC	2021-11-23		
2024 AFBP LLC	2021-11-23		
2025 AFBP LLC	2021-11-23 13242	98.758A	
CR 130	3WD		
	$1,615,508		

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

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	98.9650	98.7580	98.7580	98.7580	
Land100%	541260	590060	590060	590060	590060
Bldg100%				0	
Totl100%	541260t	590060t	590060t	590060t	590060t
Cauv100%	140630	275400	275400	275400	275390
Tax Value:					
Land 35%	49220	96390	96390	96390	206520
Bldg 35%					0
Totl 35%	49220t	96390t	96390t	96390t	206520t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1981.56	3583.52	3472.80	3468.04	
Cauv Sav	5645.16	4094.36	3967.82	3962.36	
Sp-Asmnt	58.14	58.04	142.39	151.96	

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
634	3	2021-11-23	AFBP LLC	3WD		1615508	542340	0
425	2	2019-11-06	WOODS LINDA	2WD	*	0	542340	0
108	3	1996-03-13	KRAFT DONALD E	3QC	*	0	88910	0
39	21	1996-01-25	RALSTON THOMAS J ETAL	CT	*	0	88910	0
1138	16	1995-11-21	RALSTON JANE L ETAL	CT	*	0	88910	0
204	6	1995-03-22	ALLEN MARJORIE KRAFT ETA	AF	*	0	88910	0

Year	Land	Bldg	Total	Net Tax
2021	49460	0	49460	2104.52
2020	49460	0	49460	2133.44

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
156 MCCOY 937 - SCIOTO	XA/2025			
271 BUSHONG DITCH - SCIOTO RIVER	XA/2025			

CR 130

PUB ELECTRIC
PUB PAVED ST/RD

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-		44.3829	6030	267630	2660	118060
C 2	BOB	BLOUNT SILT LOAM, 2		5.0163	5770	28940	2360	11840
C 39	PM	PEWAMO SILTY CLAY L		36.5424	6490	237160	3560	130090
W 1	BOA	BLOUNT SILT LOAM 0-		6.0002	3610	21660	770	4620
W 39	PM	PEWAMO SILTY CLAY L		6.4562	5370	34670	1670	10780
980	ROAD	ROAD		.3600				
				98.758		590060	(100%)	275390
						206520	(35%)	96390

CAUV # 4404

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