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AGR
2025

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

Tax Year	2022	2023	2024	2025	CAMA
Prop CIs	199	199	199	199	199
Acres	83.3730	83.3730	83.3730	83.3730	
Land100%	414540	453060	453060	453060	453050
Bldg100%	74340	95290	95290	95290	95280
Totl100%	488890t	548340t	548340t	548340t	548330t
Cauv100%	81030	182970	182970	182970	182970

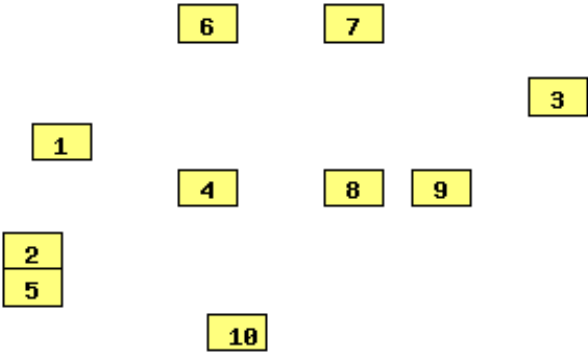
\$0

Tax Value:					
Land 35%	28360	64040	64040	64040	158570
Bldg 35%	26020	33350	33350	33350	33350
Totl 35%	54380t	97390t	97390t	97390t	191920t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2189.30	3620.70	3508.84		
	4699.48	3514.40	3405.76		
Sp-Asmnt	370.32	370.32	431.96		

Sal#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
499	1	2005-12-21	STEDMAN SHERRY S	10C *	0	171490	33770
487	3	1996-10-31	STEDMAN ROGER W	1FD *	0	96090	41600
1150	5	1995-11-24	STEDMAN MARJORIE J & ROG	50C *	0	65200	41600
358	0	1986-05-21			0	0	209710

Year	Land	Bldg	Total	Net Tax
2021	28360	26020	54380	2313.86
2020	28360	26020	54380	2345.68

project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025		
135 BADER #888 SCIOTO RIVER MCDO	XA/2025		
137 FLAT BRANCH - SCIOTO	XA/2025		



6089 TR 150 43326

PUB ELECTRIC
PRIV WATER
PRIV SEWER
PUB PAVED ST/RD

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Neighborhood:
Code:          3100
Dwl/Gar/NC%   1.1800
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	Bldg	Type	SHB+Cons	DixHt FtxHt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	Pole	Build		30X80	2400		C	2010AV	28800	.40		17280
2	Flat	Barn		50X70	3500		D	OLD/AV	33600	.80	.50	3360
3	Quonset			40X56	2240		D	1950AV	21500	.65		7530
4	Shed			30X60	1800		D	OLD/FR	17280	.70		5180
5	Lean-To			10X30	300		D	OLD/AV	1920	.65		670
6	Crib/Grana			30X70	2100		D	OLD/FR	16800	.70		5040
7	Hog House			30X64	1920		D	OLD/FR	23040	.70		6910
8	Slant Wall			30X50	1500		D	1978AV	18000	.65		6300
9	Grain Bin		*PP	24X20	480		C	2008AV	0			0
10	Pole Build			64X80	5120		C	2013AV	61440	.30		43010

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 2	BOB BLOUNT SILT LOAM, 2	54.2953	577	313280	2360	128140
C 14	GBW GLYNWOOD SILT LOAM	14.5862	5400	78770	1750	25530
C 39	PM PEWAMA SILTY CLAY L	7.3715	6490	47740	3560	26240
C 51	WSTL WASTE LAND	1.5000	120	180	50	80
W 2	BOB BLOUNT SILT LOAM, 2	2.1022	3130	6580	470	990
W 39	PM PEWAMA SILTY CLAY L	1.1911	5370	6400	1670	1990
980	ROAD	2.3267				

83.373	453050	(100%)	182970	CAUV # 1189
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Call Back:

Sign: PSN Date: 2014-11-04 Lister:

31-220004.0000-v082020R