

MCDONALD TWP
UPPER SCIOTO SD

00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-250002.0000
J02

AGR
2025

sale

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

2022 WYSS FARMS HOLDING CO	2001-09-04			
2023 WYSS FARMS HOLDING CO	2001-09-04			
2024 WYSS FARMS HOLDING CO	2001-09-04			
2025 WYSS FARMS HOLDING COMP	2001-09-04	13359-15063	7.80A	
TR 130	13			
	\$0			

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	199	199	199	199	199
Acres	7.8000	7.8000	7.8000	7.8000	
Land100%	28460	31110	31110	31110	31110
Bldg100%	34400	51600	51600	51600	51610
Totl100%	62860t	82710t	82710t	82710t	82720t
Cauv100%	5600	11200	11200	11200	11200
Tax Value:					
Land 35%	1960	3920	3920	3920	10890
Bldg 35%	12040	18060	18060	18060	18060
Totl 35%	14000t	21980t	21980t	21980t	28950t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	563.62	817.16	791.90	790.82	
Cauv Sav	322.08	259.14	251.12	250.78	
Sp-Asmnt	8.49	8.49	23.72	23.72	

312500100000 5.30a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
457	13	2001-09-04	WYSS TODD ETAL	13	380025	12090	33430
456	13	2001-09-04	WYSS TODD ETAL	13	150000	12090	33430
400	13	2001-09-04	WYSS FARMS HOLDING COMPA	13 *	0	12090	33430
359	17	2000-08-18	WYSS PATRICIA A ETAL LE	17 *	0	12090	33430
555	2	1995-06-23	WYSS ROBERT W & PATRICIA	FD *	54000	0	53910
281	1	1989-04-13		LUN *	0	0	85030

Year	Land	Bldg	Total	Net Tax
2021	1960	12040	14000	595.70
2020	1960	12040	14000	603.88

Project 902 MAIN DISTRICT CONSERVANCY XA/2025 ben acres / % factor

TR 130

PUB ELECTRIC
PRIV WATER
PUB PAVED ST/RD

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

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
		FtxFt	Rate		Cond	Value	Dpr	Dpr	Value
1 Pole Build	1	136X72	9792	C	1977AV	117500	.65	.50	20560
2 Pole Build	1	176X84	14784	C	1966AV	177410	.65	.50	31050

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	1.3328	6030	8040	2660	3550
C 39	PM PEWAMO SILTY CLAY L	.1057	6490	690	3560	380
C 40	PO PEWAMO VARIANT MUCK	2.0069	6490	13020	2920	5860
W 2	BOB BLOUNT SILT LOAM, 2	2.9919	3130	9360	470	1410
980	ROAD ROAD	1.3627				

7.8 3110 (100%) 11200 CAUV # 3110
10890 (35%) 3920

Call Back: Sign: PSN Date: 2014-11-03 Lister: 31-250002.0000-v082020R