MCDONALD TWP
UPPER SCIOTO SD 00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-250002.0000 AGR
J02 2026

sale

2023 WYSS FARMS HOLDING CO	2001-09-04		
2024 WYSS FARMS HOLDING CO	2001-09-04		
2025 WYSS FARMS HOLDING CO	2001-09-04		
2026 WYSS FARMS HOLDING COMP	2001-09-04	13359-15063	7.80A
TR 130	13		
	$0		

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	199	199	199	199	0	199	199	199
Acres	7.8000	7.8000	7.8000	7.8000	7.8000			
Land100%	31110	31110	31110	31110		31110	45110	45100
Bldg100%	51600	51600	51600	51600		51600	51600	51610
Totl100%	82710t	82710t	82710t	82710t		82710t	96710t	96710t
Cauv100%	11200	11200	11200	11200		31110	45110	10060
Tax Value:								
Land 35%	3920	3920	3920	3920		3920	3520	15780
Bldg 35%	18060	18060	18060	18060		18060	18060	18060
Totl 35%	21980t	21980t	21980t	21980t		21980t	21580t	33850t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	817.16	791.90	790.82	790.82	790.82			
Cauv Sav	322.08	259.14	251.12	250.78				
Sp-Asmnt	8.49	23.72	23.72	23.72				

312500100000 5.30a

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
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		1UN	*	0	0	85030

Year	Land	Bldg	Total	Net Tax
2022	1960	12040	14000	563.62
2021	1960	12040	14000	595.70

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

TR 130

PUB ELECTRIC
PRIV WATER
PUB PAVED ST/RD

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

	Bldg	Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True 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	8740	11650	2550	3400
C	39	PM	PEWAMO SILTY CLAY L	.1057	9410	990	3450	370
C	40	PO	PEWAMO VARIANT MUCK	2.0069	9410	18880	2790	5600
W	2	BOB	BLOUNT SILT LOAM, 2	2.9919	4540	13580	230	690
	980	ROAD	ROAD	1.3627				
				7.8		45100	(100%)	10060
						15790	(35%)	3520

CAUV # 3110

Call Back: Sign: PSN Date: 2014-11-03 Lister:

31-250002.0000-v082020R