MCDONALD TWP
UPPER SCIOTO SD 00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-250003.0000 AGR
J01 2025

sale

2022 WYSS FARMS HOLDING CO	2006-08-08	
2023 WYSS FARMS HOLDING CO	2006-08-08	
2024 WYSS FARMS HOLDING CO	2006-08-08	
2025 WYSS FARMS HOLDING COMP	2006-08-08 10312 13359 15063	
14037 CR 130	3WD 489.1124A	
	$847,842	
ALGER OH 45812		

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

Tax Year	2022	2023	2024	2025	2025	2025	CAMA
Prop Cls	199	199	199	199	0	199	199
Acres	504.1080	504.1080	504.1080	504.1080	504.1080		
Land100%	2740540	2994460	2994460	1182400		1182400	1182410
Bldg100%		110	110	110		110	100
Totl100%	2740540t	2994570t	2994570t	1182510t		1182510t	1182510t
Cauv100%	634060	1325310	1325310	509910		1182400	509900
Tax Value:							
Land 35%	221920	463860	463860	178470		164330	413840
Bldg 35%		40	40	40		40	40
Totl 35%	221920t	463900t	463900t	178510t		164370t	413880t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	8934.34	17246.60	16713.66	5913.88	5913.88		
Cauv Sav	29682.00	21719.06	21047.88	8977.12			
Sp-Asmnt	826.87	880.46	786.10	741.44			

SOILS FOR SOLAR FIELD BOA-60.8938 BOB-=128.6071 LN-23.986 OT-5.9118
PM-73.7509 PO-.0364 GWB-7.4373 PHASE II
312500040000 40.7654a
312500060000 86.04a
312500070000 136.00a
312500150000 81.233A

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
493	3	2006-08-08	WYSS FARMS HOLDING COMPA	3WD		847842	1076230	0
457	13	2001-09-04	WYSS TODD ETAL	13		380025	792770	0
456	13	2001-09-04	WYSS TODD ETAL	13		150000	792770	0
400	13	2001-09-04	WYSS FARMS HOLDING COMPA	13	*	0	792770	0
359	17	2000-08-18	WYSS PATRICIA A ETAL LE	17	*	0	792770	0
259	1	1993-04-08	WYSS EDDIE ETA	1QC	*	500	566310	0
376	0	1986-05-28			*	0	0	1135110

Year	Land	Bldg	Total	Net Tax
2021	227500	40	227540	9681.74
2020	227500	40	227540	9814.90

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
135 BADER #888 SCIOTO RIVER MCDO	XA/2025			
297 CAIN #1052 - SCIOTO RIVER MA	XA/2025			

14037 CR 130 45812

PUB ELECTRIC
PRIV WATER
PRIV SEWER
PUB PAVED ST/RD

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

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	CRIB/GNRY	*SV	26X96	2496			OLD/VP	100			100
2	ABATE2099	*740		0			2025	3607480			0

Tab #		S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
0			.0000				
C 14	GWB	GLYNWOOD SILT LOAM	7.8694	5400	42490	1750	13770
C 16	GYC2	GLYNWOOD CLAY LOAM	.5772	4750	2740	1050	610
C 23	LN	LINWOOD MUCK	86.8002	6490	563330	2740	237830
C 37	OT	OLENTANGY SILT LOAM	21.8393	4750	103740	1440	31450
C 39	PM	PEWAMO SILTY CLAY L	53.7374	6490	348760	3560	191310
C 40	PO	PEWAMO VARIANT MUCK	2.2917	6490	14870	2920	6690
W 1	BOA	BLOUNT SILT LOAM 0-	11.4740	3610	41420	770	8840
W 2	BOB	BLOUNT SILT LOAM, 2	1.6704	3130	5230	470	790
W 39	PM	PEWAMO SILTY CLAY L	11.1415	5370	59830	1670	18610
910		SOLAR PANEL	300.6233				
980	ROAD	ROAD	6.0836				
0			.0000				
			504.108		1182410	(100%)	509900
					413840	(35%)	178470

CAUV # 3110

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

31-250003.0000-v082020R