

MCDONALD TWP  
UPPER SCIOTO SD

00300

Hardin County, Ohio  
Michael T. Bacon, Auditor

31-260040.0000  
J58

AGR  
2025

sale

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

2022 WYSS FARMS HOLDING CO	2018-04-27		
2023 WYSS FARMS HOLDING CO	2018-04-27		
2024 WYSS FARMS HOLDING CO	2018-04-27		
2025 WYSS FARMS HOLDING CO L	2018-04-27	10312	25.248A
14695 TR 65		LWD	
BELLE CENTER OH 43310		\$153,600	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	199	199	199	199	199
Acres	25.2500	25.2500	25.2500	25.2500	
Land100%	143260	156600	156600	156600	156600
Bldg100%	8630	11340	11340	11340	11340
Totl100%	151890t	167940t	167940t	167940t	167940t
Cauv100%	41340	77000	77000	77000	76990
Tax Value:					
Land 35%	14470	26950	26950	26950	54810
Bldg 35%	3020	3970	3970	3970	3970
Totl 35%	17490t	30920t	30920t	30920t	58780t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	704.16	1149.54	1114.00	1112.48	
Cauv Sav	1436.02	1035.74	1003.76	1002.36	
Sp-Asmnt	59.25	59.25	92.82	92.82	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
182	1	2018-04-27	WYSS FARMS HOLDING CO LLC	LWD	153600	143260	8630
332	1	2014-06-27	SORGEN RUBY S	1AF *	0	83060	8060
167	1	2008-05-05	SORGEN CHARLES T & RUBY	1QC *	0	62490	13970

Year	Land	Bldg	Total	Net Tax
2021	14470	3020	17490	744.20
2020	14470	3020	17490	754.44

Project  
902 MAIN DISTRICT CONSERVANCY XA/2025  
135 BADER #888 SCIOTO RIVER MCDO XA/2025

ben acres / % factor

14695 TR 65 43310

PUB ELECTRIC  
PRIV WATER  
PUB PAVED ST/RD

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
2 Pole Build		45X60	2700		C	1990AV		32400	.65		11340

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

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 2	BOB BLOUNT SILT LOAM, 2	8.4781	5770	48920	2360	20010
C 15	GYB2 GLYNWOOD CLAY LOAM	1.4445	5020	7250	1230	1780
C 26	MF MILFORD SILTY CLAY	7.1426	6900	49280	3800	27140
C 39	PM PEWAMO SILTY CLAY L	7.8812	6490	51150	3560	28060
980	ROAD ROAD	.3036				

25.25 156600 (100%) 76990 CAUV # 3110  
54810 (35%) 26950

Call Back:

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

31-260040.0000-v082020R