

MCDONALD TWP
UPPER SCIOTO SD

00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-260048.0000
J56.01

AGR
2025

sale

2023 SORGEN RUBY
2024 SORGEN RUBY
2025 WYSS FARMS HOLDING COMP
TR 65

2024-08-28 10312 47.883A
1WD
\$403,020

Orig Tax Year 2025
Parent: 31-260004.0000

Eff Rate:-	40.66	39.34	39.29	a/r
Tax Year	2023	2024	2025	2025
Prop Cls	111	111	110	110
Acres			47.8830	47.8830
Land100%			271370	119140
Bldg100%			0	
Totl100%			271370t	119140t
Cauv100%		119140	119140	
Tax Value:				
Land 35%		41700	41700	41700
Bldg 35%				
Totl 35%		41700t	41700t	41700t
Hmstd35%				
Owner 0c				
Hmstd RB				
Net Tax		1502.38	1500.32	1500.32
Sp-Asmnt		95.48	1916.96	95.48

CAMA
110

271380
119150

94980
0
94980t

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
358	1	2024-08-28	WYSS FARMS HOLDING COMPAN	1WD	403020	0	0
p r o j e c t							
902	MAIN	DISTRICT	CONSERVANCY	XA/2025	ben acres	/ %	factor
135	BADER	#888	SCIOTO RIVER MCDO	XA/2025			

TR 65

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

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	15.4001	6030	92860	2660	40960
C 2	BOB BLOUNT SILT LOAM, 2	6.7681	5770	39050	2360	15970
C 16	GYC2 GLYNWOOD CLAY LOAM	4.3338	4750	20590	1050	4550
C 39	PM PEWAMO SILTY CLAY L	14.7501	6490	95730	3560	52510
W 1	BOA BLOUNT SILT LOAM 0-	.1293	3610	470	770	100
W 2	BOB BLOUNT SILT LOAM, 2	3.9719	3130	12430	470	1870
W 39	PM PEWAMO SILTY CLAY L	1.9084	5370	10250	1670	3190
980	ROAD ROAD	.6213				

47.883 271380 (100%) 119150 CAUV # 3110
94980 (35%) 41700

31-260048.0000-v082020R