

MCDONALD TWP
BENJAMIN LOGAN SD

00310

Hardin County, Ohio
Michael T. Bacon, Auditor

32-100005.0000
E70

AGR
2025

sale

Eff Rate:- 44.42 — 41.40 — 41.78 — 40.51 — a/r

2022 SCHROEDER NORTHFORK F	2006-11-13			
2023 SCHROEDER NORTHFORK F	2006-11-13			
2024 SCHROEDER NORTHFORK F	2006-11-13			
2025 SCHROEDER NORTHFORK FAR	2006-11-13	13181	133.273A	
CR 75	2WD			
	\$0			

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	133.2730	133.2730	133.2730	133.2730	
Land100%	701970	767110	767110	767110	767110
Bldg100%					0
Totl100%	701970t	767110t	767110t	767110t	767110t
Cauv100%	167860	343490	343490	343490	343480
Tax Value:					
Land 35%	58750	120220	120220	120220	268490
Bldg 35%					0
Totl 35%	58750t	120220t	120220t	120220t	268490t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2378.12	4531.96	4577.10	4435.28	
Cauv Sav	7567.08	5589.40	5645.06	5470.08	
Sp-Asmnt	366.48	366.48	366.48	290.02	

2026 REED FARMS & HOLDINGS L
CR 75

2025-03-03
2WD

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
84	2	2025-03-03	REED FARMS & HOLDINGS LLC	2WD	2050366	767110	0
461	2	2006-11-13	SCHROEDER NORTHFORK FARM	2WD *	0	252000	0
265	4	2002-06-25	SCHROEDER DAVID B ETAL	4 *	0	182600	0
264	4	2002-06-25	SCHROEDER DAVID B ETAL	4 *	0	182600	0
1241	4	1993-12-21	SCHROEDER GORDON E	4QC *	8484	0	165910

Year	Land	Bldg	Total	Net Tax
2021	59100	0	59100	2457.12
2020	59100	0	59100	2300.08

p r o j e c t		ben acres	/ %	factor
103	BELL - LITTLE MIAMI			XA/2025
227	REED #979 - LITTLE MIAMI			XA/2025

CR 75

PUB PAVED ST/RD

Neighborhood: 3100
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 ABATE2099	*740			0				2022	6000			0
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv						
C 1	BOA BLOUNT SILT LOAM 0-	28.3195	6030	170770	2660	75330						
C 2	BOB BLOUNT SILT LOAM, 2	30.2540	5770	174570	2360	71400						
C 19	KAB KENDALLVILLE SILT L	3.8766	5800	22480	2090	8100						
C 39	PM PEWAMO SILTY CLAY L	44.3076	6490	287560	3560	157740						
C 51	WSTL WASTE LAND	.8000	120	100	50	40						
W 1	BOA BLOUNT SILT LOAM 0-	.9321	3610	3360	770	720						
W 2	BOB BLOUNT SILT LOAM, 2	7.0015	3130	21910	470	3290						
W 39	PM PEWAMO SILTY CLAY L	16.0817	5370	86360	1670	26860						
980	ROAD			1.2000								
900	WIND TURBINE LAND			.5000								

133.273 767110 (100%) 343480 CAUV # 4461
268490 (35%) 120220

Call Back: Sign: PSN Date: 2014-10-28 Lister: 32-100005.0000-v082020R