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AGR
2025

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

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	199	199	199	199	199
Acres	124.5000	124.5000	124.5000	124.5000	
Land100%	670970	733170	733170	733170	733160
Bldg100%				0	
Tot100%	670970t	733170t	733170t	733170t	733160t
Cauv100%	156800	322490	322490	322490	322490

Tax Value:				
Land 35%	54880	112870	112870	112870
Bldg 35%				256610
Totl 35%	54880t	112870t	112870t	0
Hmstd35%				256610t
Owner 0c				
Hmstd RB				
Net Tax	2221.46	4254.90	4297.28	4164.10
Cauv Sav	7284.54	5418.60	5472.58	5302.98
Sp-Asmnt	120.42	120.42	120.42	120.42

Year	Land	Bldg	Total	Net Tax
2021	55250	0	55250	2297.06
2020	55250	0	55250	2150.24

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project
227 REED #979 - LITTLE MIAMI      XA/2025      ben acres    / %    factor

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SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
PP		0			1978FR	0			0
740		0			2022	12000			0

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	35.0926	6030	211610	2660	93350
C 2	BWB BLOUNT SILT LOAM, 2	50.8426	5770	293360	2360	119990
C 14	GMB GLYNWOOD SILT LOAM	7.7991	5400	42120	1750	13650
C 15	GYB2 GLYNWOOD CLAY LOAM	3.2794	5020	16460	1230	4030
C 19	PEWMA PEWMA SILT LOAM	25.4781	6090	163290	3580	89090
W 2	PM BLOUNT SILT LOAM, 2	1.0081	3130	1280	470	190
W 39	PM PEWMA SILTY CLAY L	.8215	5370	4410	1670	1370
900	WIND TURBINE LAND	1.0000				

124.5	733160	(100%)	322490	CAUV #	4268
	256610	(35%)	112870		

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