

MCDONALD TWP
BENJAMIN LOGAN SD

00310

Hardin County, Ohio
Michael T. Bacon, Auditor

32-190011.0000
A84

AGR
2025

sale

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

2022 DRR BELLE CENTER LLC	2012-12-27		
2023 REED FARMS & HOLDINGS	2022-04-20		
2024 REED FARMS & HOLDINGS	2022-04-20		
2025 REED FARMS & HOLDINGS L	2022-04-20	10050 98.803A	
CR 75	1QC		
	\$0		

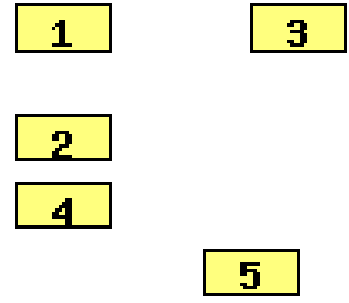
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	199	199	199	199	199
Acres	98.8030	98.8030	98.8030	98.8030	593020
Land100%	542830	593030	593030	593030	18640
Bldg100%	12600	18630	18630	18630	611660t
Totl100%	555430t	611660t	611660t	611660t	282150
Cauv100%	147060	282140	282140	282140	
Tax Value:					
Land 35%	51470	98750	98750	98750	207560
Bldg 35%	4410	6520	6520	6520	6520
Totl 35%	55880t	105270t	105270t	105270t	214080t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2261.94	3968.40	4007.92	3883.70	
Cauv Sav	5607.10	4101.84	4142.70	4014.32	
Sp-Asmnt	116.56	116.56	116.56	116.56	

TURBINE T-128 6008-A TR 190 ACCESS LANE SCIOTO RIDGE WIND FARM ON PARCEL 11
321900230000 .25a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
182	1	2022-04-20	REED FARMS & HOLDINGS LLC	1QC *	0	545800	12600
528	4	2012-12-27	DRR BELLE CENTER LLC	4QC *	0	313200	12490
287	1	2011-07-19	REED JOHN E	1CT *	0	313210	12480
1169	5	1992-12-21		5CT *	0	0	136710

Year	Land	Bldg	Total	Net Tax
2021	51820	4410	56230	2337.80
2020	51820	4410	56230	2188.38

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



CR 75

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

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 Grain Bin	*PP 0	16X18	288		C	1973AV	0			0
2 Pole Build		54X80	4320		C	1978AV	51840	.65		18140
3 Grain Bin	*PP 0	16X18	288		C	1973AV	0			0
4 Shed	*SV M	28X30	840			OLD/	500			500
5 POND	*.38A		0			OLD/	0			0
6 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-	40.2428	6030	242660	2660	107050
C 2	BOB BLOUNT SILT LOAM, 2	7.2342	5770	41740	2360	10700
C 16	GVC2 GLYNWOOD CLAY LOAM	1.8367	4750	8720	1050	1930
C 19	KAB KENDALLVILLE SILT L	7.1338	5800	41380	2090	14910
C 39	PM PEWAMO SILTY CLAY L	39.4306	6490	255900	3560	140370
W 39	PM PEWAMO SILTY CLAY L	.4877	5370	2620	1670	820
980	ROAD ROAD	1.9372				
900	WIND TURBINE LAND	.5000				

98.803 593020 (100%) 282150 CAUV # 4461
207560 (35%) 98750

Call Back: Sign: PSN Date: 2014-10-31 Lister: 32-190011.0000-v082020R