MCDONALD TWP
BENJAMIN LOGAN SD 00310

Hardin County, Ohio
Michael T. Bacon, Auditor

32-190011.0000 AGR
A84 2026

sale

2023 REED FARMS & HOLDINGS	2022-04-20	
2024 REED FARMS & HOLDINGS	2022-04-20	
2025 REED FARMS & HOLDINGS	2022-04-20	
2026 REED FARMS & HOLDINGS L	2022-04-20 10050 98.803A	
CR 75	1QC	
	$0	

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

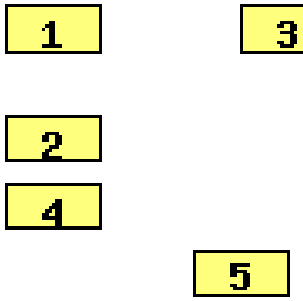
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	199	199	199	199	0	199	199	199
Acres	98.8030	98.8030	98.8030	98.8030	98.8030			
Land100%	593030	593030	593030	593030		593030	859770	859760
Bldg100%	18630	18630	18630	18630		18630	18630	18640
Totl100%	611660t	611660t	611660t	611660t		611660t	878400t	878400t
Cauv100%	282140	282140	282140	282140		593030	859770	270700
Tax Value:								
Land 35%	98750	98750	98750	98750		98750	94750	300920
Bldg 35%	6520	6520	6520	6520		6520	6520	6520
Totl 35%	105270t	105270t	105270t	105270t		105270t	101270t	307440t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	3968.40	4007.92	3883.70	3883.70	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:bldg
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
2022	51470	4410	55880	2261.94
2021	51820	4410	56230	2337.80

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



CR 75

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

	Bldg Type	SHB+Cons	DixHt FtxFt	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	*705		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	8740	351720	2550	102620
C	2	BOB	BLOUNT SILT LOAM, 2	7.2342	8370	60550	2230	16130
C	16	GYC2	GLYNWOOD CLAY LOAM	1.8367	6890	12650	870	1600
C	19	KAB	KENDALLVILLE SILT L	7.1338	8410	60000	1990	14200
C	39	PM	PEWAMO SILTY CLAY L	39.4306	9410	371040	3450	136040
W	39	PM	PEWAMO SILTY CLAY L	.4877	7790	3800	230	110
	980	ROAD	ROAD	1.9372				
	900		WIND TURBINE LAND	.5000				

98.803	859760	(100%)	270700	CAUV # 4461
	300920	(35%)	94750	

Call Back: Sign: PSN Date: 2014-10-31 Lister:

32-190011.0000-v082020R