

ROUNDHEAD TWP  
UPPER SCIOTO SD

00360

REAL PROPERTY RECORD

Hardin County, Ohio  
Michael T. Bacon, Auditor

37-200014.0000  
B97.01

AGR  
2023

sale

Eff Rate:- 45.43 41.39 a/r

2022 J T FARMS LTD  
2023 WEST ACRES LLC  
TR 17

2022-12-22 E2 SE4 NE4 & E2 NE4 SE4  
4WD & PT S2 NE4 S31 60.92A  
\$2,574,078  
09.0-04-20-014

Tax Year	2022	2023	CAMA
Prop Cls	110	110	110
Acres		60.9200	
Land100%		370000	370000
Bldg100%			
Totl100%		370000t	370000t
Cauv100%		174910	174910
Tax Value:			
Land 35%		61220	129500
Bldg 35%			0
Totl 35%		61220t	129500t
Hmstd35%			
Owner Oc			
Hmstd RB			
Net Tax		2316.06	
		2583.16	

Orig Tax Year 2023  
Parent: 37-200004.0000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
660	4	2022-12-22	WEST ACRES LLC	4WD	2574078	0	0

TR 17

Neighborhood:  
Code: 3800  
Dwl/Gar/NC% 1.0800

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	7.3150	6030	44110	2660	19460
C 2	BOB BLOUNT SILT LOAM, 2	13.6470	5770	78740	2360	32210
C 15	GYB2 GLYNWOOD CLAY LOAM	2.6710	5020	13410	1230	3290
C 16	GYC2 GLYNWOOD CLAY LOAM	4.0780	4750	19370	1050	4280
C 26	MF MILFORD SILTY CLAY	12.0230	6900	82960	3800	45690
C 39	PM PEWAMO SILTY CLAY L	19.0980	6490	123950	3560	67990
W 1	BOA BLOUNT SILT LOAM 0-	.4800	3610	1730	770	370
W 2	BOB BLOUNT SILT LOAM, 2	.3200	3130	1000	470	150
W 39	PM PEWAMO SILTY CLAY L	.8800	5370	4730	1670	1470
980	ROAD ROAD	.4080				

60.92 370000 (100%) 174910 CAUV # 4554  
129500 ( 35%) 61220