

ROUNDHEAD TWP
UPPER SCIOTO SD

00360

Hardin County, Ohio
Michael T. Bacon, Auditor

37-200014.0000
B97.01

AGR
2025

sale

2022 J T FARMS LTD
2023 WEST ACRES LLC
2024 WEST ACRES LLC
2025 WEST ACRES LLC
TR 17

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

Orig Tax Year 2023
Parent: 37-200004.0000

Eff Rate:- 45.43 — 41.39 — 40.07 — 40.02 — a/r

Tax Year 2022 2023 2024 2025
Prop Cls 110 110 110 110
Acres 60.9200 60.9200 60.9200
Land100% 370000 370000 370000
Bldg100% 0
Totl100% 370000t 370000t 370000t
Cauv100% 174910 174910 174910
Tax Value:
Land 35% 61220 61220 61220
Bldg 35%
Totl 35% 61220t 61220t 61220t
Hmstd35%
Owner Oc
Hmstd RB
Net Tax 2316.06 2245.78 2242.94
2583.16 2504.76 2501.60
Sp-Asmnt 116.42 116.42

CAMA
110
370000
370000t
174910
129500
0
129500t

Sale# #p sale date To Type/Invalid? Sale\$ co:land co:bldg
660 4 2022-12-22 WEST ACRES LLC 4WD 2574078 0 0
p r o j e c t
902 MAIN DISTRICT CONSERVANCY XA/2025 ben acres / % factor

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