ROUNDHEAD TWP
UPPER SCIOTO SD 00360

Hardin County, Ohio
Michael T. Bacon, Auditor

37-200015.0000 AGR
B96.01 2026

sale

2023 WEST ACRES LLC	2022-12-22	
2024 WEST ACRES LLC	2022-12-22	
2025 WEST ACRES LLC	2022-12-22	
2026 WEST ACRES LLC	2022-12-22	W PT N2 SE4 & W PT S2 NE4
TR 17	4WD	S31 77.242A
	$2,574,078	

Orig Tax Year 2023
Parent: 37-200011.0000

Eff Rate:– 41.39 — 40.07 — 40.02 — 40.02 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	110	110	110	110	0	110	110	110
Acres	77.2420	77.2420	77.2420	77.2420	77.2420			
Land100%	466170	466170	466170	466170		466170	675910	675910
Bldg100%				0				
Totl100%	466170t	466170t	466170t	466170t		466170t	675910t	675910t
Cauv100%	230660	230660	230660	230660		466170	675910	222130
Tax Value:								
Land 35%	80730	80730	80730	80730		80730	77750	236570
Bldg 35%								0
Totl 35%	80730t	80730t	80730t	80730t		80730t	77750t	236570t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	3054.16	2961.48	2957.74	2957.74	2957.74			
		3118.44	3023.84	3020.02				
Sp-Asmnt		152.90	152.90	152.90				

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

Year	Land	Bldg	Total	Net Tax
2022	0	0	0	0.00

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			

TR 17

Neighborhood:
Code: 3800
Dwl/Gar/NC% 1.4000

Tab #		S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	23.0680	8740	201610	2550	58820
C 2	BOB	BLOUNT SILT LOAM, 2	2.5290	8370	21170	2230	5640
C 14	GWB	GLYNWOOD SILT LOAM	1.8606	7830	14570	1630	3030
C 15	GYB2	GLYNWOOD CLAY LOAM	1.7474	7280	12720	1110	1940
C 16	GYC2	GLYNWOOD CLAY LOAM	2.1060	6890	14510	870	1830
C 26	MF	MILFORD SILTY CLAY	8.9460	10010	89550	3680	32920
C 39	PM	PEWAMO SILTY CLAY L	34.1690	9410	321530	3450	117880
C 51	WSTL	WASTE LAND	1.4860	170	250	50	70
980	ROAD	ROAD	1.3300				
			77.242		675910	(100%)	222130
					236570	(35%)	77750

CAUV # 4554

37-200015.0000-v082020R