

00360

Hardin County, Ohio  
Michael T. Bacon, Auditor

37-200015.0000  
B96.01

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 W PT N2 SE4 & W PT S2 NE4  
4WD S31 77.242A  
\$2,574,078

Orig Tax Year 2023  
Parent: 37-200011.0000

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 77.2420 77.2420 77.2420  
Land100% 466170 466170 466170  
Bldg100% 0  
Totl100% 466170t 466170t 466170t  
Cauv100% 230660 230660 230660  
Tax Value:  
Land 35% 80730 80730 80730  
Bldg 35%  
Totl 35% 80730t 80730t 80730t  
Hmstd35%  
Owner Oc  
Hmstd RB  
Net Tax 3054.16 2961.48 2957.74  
3118.44 3023.84 3020.02  
Sp-Asmnt 152.90 152.90

CAMA  
110  
466180  
466180t  
230660  
163160  
0  
163160t

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

Occupancy 0 Vacant Land

B 1 2 U A

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-	23.0680	6030	139100	2660	61360
C 2	BOB BLOUNT SILT LOAM, 2	2.5290	5770	14590	2360	5970
C 14	GWB GLYNWOOD SILT LOAM	1.8606	5400	10050	1750	3260
C 15	GYB2 GLYNWOOD CLAY LOAM	1.7474	5020	8770	1230	2150
C 16	GYC2 GLYNWOOD CLAY LOAM	2.1060	4750	10000	1050	2210
C 26	MF MILFORD SILTY CLAY	8.9460	6900	61730	3800	34000
C 39	PM PEWAMO SILTY CLAY L	34.1690	6490	221760	3560	121640
C 51	WSTL WASTE LAND	1.4860	120	180	50	70
980	ROAD ROAD	1.3300				

77.242 466180 (100%) 230660 CAUV # 4554  
163160 ( 35%) 80730