

TAYLOR CREEK TWP  
RIDGEMONT SD/SE AMBULANCE

00380

Hardin County, Ohio  
Michael T. Bacon, Auditor

40-200012.0000  
B08

AGR  
2025

sale

Eff Rate:- 45.31 — 37.83 — 38.20 — 37.43 — a/r

2022 JOHNSON GREGORY ETAL	2019-04-25	
2023 JOHNSON GREGORY ETAL	2019-04-25	
2024 JOHNSON GREGORY ETAL	2019-04-25	
2025 JOHNSON GREGORY ETAL	2024-03-29 9994	40.914A
SR 273	5WD	
	\$340,000	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	41.2500	41.2500	41.2500	40.9140	
Land100%	222540	243170	243170	240970	240980
Bldg100%				0	
Totl100%	222540t	243170t	243170t	240970t	240980t
Cauv100%	58660	114370	114370	113200	113190

2026 AFBP LLC	2025-05-27	
SR 273	2WD	

Tax Value:					
Land 35%	20530	40030	40030	39620	84340
Bldg 35%					0
Totl 35%	20530t	40030t	40030t	39620t	84340t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	843.54	1372.40	1387.60	1344.06	
Cauv Sav	2356.82	1545.50	1562.68	1517.06	
Sp-Asmnt	2.32	2.32	7.46	7.46	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
211	2	2025-05-27	AFBP LLC ETAL	2WD	312267	243170	0
212	2	2025-05-27	AFBP LLC	2WD	312267	243170	0
210	2	2025-05-27	AFBP LLC	2WD	624534	243170	0
132	2	2025-03-21	MCCARTHY KRISTIE ETAL	2WD *	0	243170	0
119	5	2024-03-29	JOHNSON GREGORY ETAL	5WD	340000	243170	0
156	5	2019-04-25	JOHNSON GREGORY ETAL	5CT *	0	222570	0
905	6	1994-10-04	JOHNSON ROSELLA M	6CT *	0	0	99310

Year	Land	Bldg	Total	Net Tax
2021	20530	0	20530	848.90
2020	20530	0	20530	850.32

Project  
902 MAIN DISTRICT CONSERVANCY XA/2025 ben acres / % factor

SR 273

PUB PAVED ST/RD  
Topo: ROLLING

Neighborhood:  
Code: 3900  
Dwl/Gar/NC% 1.2300

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	12.9510	6030	78090	2660	34450
C 2	BOB BLOUNT SILT LOAM, 2	10.3971	5770	59990	2360	24540
C 39	PM PEWAMO SILTY CLAY L	14.5581	6490	94480	3560	51830
W 1	BOA BLOUNT SILT LOAM 0-	.2756	3610	990	770	210
W 2	BOB BLOUNT SILT LOAM, 2	.3024	3130	950	470	140
W 39	PM PEWAMO SILTY CLAY L	1.1941	5370	6410	1670	1990
C 51	WSTL WASTE LAND	.5463	120	70	50	30
980	ROAD ROAD	.6894				

40.914 240980 (100%) 113190 CAUV # 4404  
84340 ( 35%) 39620

Call Back: Sign: PSN Date: 2014-11-10 Lister: 40-200012.0000-v082020R