TAYLOR CREEK TWP
RIDGEMONT SD/SE AMBULANCE 00380

Hardin County, Ohio
Michael T. Bacon, Auditor

40-200017.0000 AGR
B11 2026

sale

2023 JOHNSON GREGORY ETAL	2019-04-25			
2024 JOHNSON GREGORY ETAL	2019-04-25			
2025 JOHNSON GREGORY ETAL	2024-03-29			
2026 JOHNSON GREGORY ETAL	2024-03-29	9994	59.858A	
SR 273	5WD			
	$340,000			

2027 AFBP LLC	2025-05-27	
SR 273	2WD	

Eff Rate:– 37.83 — 38.20 — 37.43 — 37.43 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	110	110	110	110	0	110	110	110
Acres	60.0000	60.0000	59.8580	59.8580	59.8580			
Land100%	350230	350230	349430	349430		349430	506660	506650
Bldg100%				0				
Totl100%	350230t	350230t	349430t	349430t		349430t	506660t	506650t
Cauv100%	160260	160260	159910	159910		349430	506660	152300
Tax Value:								
Land 35%	56090	56090	55970	55970		55970	53310	177330
Bldg 35%								0
Totl 35%	56090t	56090t	55970t	55970t		55970t	53310t	177330t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1923.00	1944.32	1898.70	1898.70	1898.70			
Cauv Sav	3450.98	2279.54	2304.82	2250.16				
Sp-Asmnt	2.43	7.95	7.95	7.95				

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
211	2	2025-05-27	AFBP LLC ETAL	2WD		312267	350230	0
212	2	2025-05-27	AFBP LLC	2WD		312267	350230	0
210	2	2025-05-27	AFBP LLC ETAL	2WD		624534	350230	0
132	2	2025-03-21	MCCARTHY KRISTIE ETAL	2WD	*	0	350230	0
119	5	2024-03-29	JOHNSON GREGORY ETAL	5WD		340000	350230	0
156	5	2019-04-25	JOHNSON GREGORY ETAL	5CT	*	0	320540	0
905	6	1994-10-04	JOHNSON ROSELLA M	6CT	*	0	0	52800

Year	Land	Bldg	Total	Net Tax
2022	28200	0	28200	1158.70
2021	28200	0	28200	1166.04

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

SR 273

PUB PAVED ST/RD
Topo: ROLLING

Neighborhood:
Code: 3900
Dwl/Gar/NC% 1.6000

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-	22.5092	8740	196730	2550	57400
C	2	BOB	BLOUNT SILT LOAM, 2	20.0551	8370	167860	2230	44720
C	39	PM	PEWAMO SILTY CLAY L	14.4885	9410	136340	3450	49990
W	1	BOA	BLOUNT SILT LOAM 0-	.2635	5230	1380	230	60
W	2	BOB	BLOUNT SILT LOAM, 2	.0153	4540	70	230	
W	39	PM	PEWAMO SILTY CLAY L	.5479	7790	4270	230	130
	980	ROAD	ROAD	1.9785				
				59.858		506650	(100%)	152300
						177330	(35%)	53310

CAUV # 4404

Call Back: Sign: PSN Date: 2014-11-10 Lister:

40-200017.0000-v082020R