

TAYLOR CREEK TWP
RIDGEMONT SD/SE AMBULANCE

00380

Hardin County, Ohio
Michael T. Bacon, Auditor

40-200017.0000
B11

AGR
2024

sale

2021	JOHNSON GREGORY ETAL	2019-04-25		
2022	JOHNSON GREGORY ETAL	2019-04-25		
2023	JOHNSON GREGORY ETAL	2019-04-25		
2024	JOHNSON GREGORY ETAL	2024-03-29	9994	59.858A
	SR 273			
		5WD		
		\$340,000		

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

Eff Rate:-	45.65	45.31	37.83	38.20	a/r			
Tax Year	2021	2022	2023	2024		2024	2025	CAMA
Prop Cls	110	110	110	110		110	110	110
Acres	60.0000	60.0000	60.0000	60.0000		59.8580	59.8580	
Land100%	320540	320540	350230	350230		350230	349430	349420
Bldg100%								
Totl100%	320540t	320540t	350230t	350230t		350230t	349430t	349420t
Cauv100%	80570	80570	160260	160260		350230	349430	159920
Tax Value:								
Land 35%	28200	28200	56090	56090		56090	55970	122300
Bldg 35%								0
Totl 35%	28200t	28200t	56090t	56090t		56090t	55970t	122300t
Hmstd35%								
Owner 0c								
Hmstd RB								
Net Tax	1166.04	1158.70	1923.00	1944.32				
Cauv Sav	3472.92	3450.98	2279.54	2304.82				
Sp-Asmnt	2.44	2.43	2.43	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
2020	28200	0	28200	1168.00
2019	48320	0	48320	1866.30

p r o j e c t		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY		XA/2024	

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-	22.5092	6030	135730	2660	59880
C 2	BOB BLOUNT SILT LOAM, 2	20.0551	5770	115720	2360	47330
C 39	PM PEWAMO SILTY CLAY L	14.4885	6490	94030	3560	51580
W 1	BOA BLOUNT SILT LOAM 0-	.2635	3610	950	770	200
W 2	BOB BLOUNT SILT LOAM, 2	.0153	3130	50	470	10
W 39	PM PEWAMO SILTY CLAY L	.5479	5370	2940	1670	920
980	ROAD ROAD	1.9785				

59.858	349420	(100%)	159920	CAUV # 4404
	122300	(35%)	55970	

Call Back: Sign: PSN Date: 2014-11-10 Lister: 40-200017.0000-v082020R