

TAYLOR CREEK TWP-RIDGEMONT SD BM  
RIDGEMONT SD/BMRT AMBULNCE

00385

Hardin County, Ohio  
Michael T. Bacon, Auditor

41-080009.0000  
F08

AGR  
2025

sale

Eff Rate:- 47.22 — 39.76 — 40.14 — 39.56 — a/r

2022 SEMINOLE ISLAND LLC	2011-04-08						
2023 SEMINOLE ISLAND LLC	2011-04-08						
2024 SEMINOLE ISLAND LLC	2011-04-08						
2025 SEMINOLE ISLAND LLC	2011-04-08	10013 14913	84.55A				
17237 TR 119	1QC						
KENTON OH 43326	\$0						

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	100	100	110	110	110
Acres	84.5500	84.5500	84.5500	84.5500	
Land100%	339770	373510	373510	373510	373500
Bldg100%					0
Totl100%	339770t	373510t	373510t	373510t	373500t
Cauv100%	341690	341690	126540	126540	126540
Tax Value:					
Land 35%	118920	130730	44290	44290	130720
Bldg 35%					0
Totl 35%	118920t	130730t	44290t	44290t	130720t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	16761.54	4734.98	1620.86	1595.96	
Sp-Asmnt	12.98	12.98	29.99	545.18	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
136	1	2011-04-08	SEMINOLE ISLAND LLC	1QC *	0	146230	0
487	1	2010-10-22	REED DOUGLAS R & KATHY B	1FD	26500	146230	0
194	1	2010-05-26	BAUGHMAN TERRANCE R & SUS	1AF *	0	146230	0
193	1	2010-05-26	BAUGHMAN TERRANCE R	1AF *	0	146230	0
157	1	2005-05-02	BAUGHMAN TERRANCE R	1QC *	0	112570	0
41	1	2005-02-14	BAUGHMAN ROSEMARY F	1CT *	0	112570	0

Year	Land	Bldg	Total	Net Tax
2021	19520	0	19520	867.52
2020	19520	0	19520	808.58

Project	ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY				XA/2025
279 SILVER CREEK - SCIOTO RIVER				XA/2025
653 LOWE-SCIOTO RIVER				XA/2025
364 LOWE-SCIOTO RIVER				XA/2025

CR 119 43326

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-	3.8083	6030	22960	2660	10130
C 2	BOB BLOUNT SILT LOAM, 2	28.6064	5770	165060	2360	67510
C 14	GWB GLYNWOOD SILT LOAM	2.6303	5400	14200	1750	4600
C 15	GYB2 GLYNWOOD CLAY LOAM	6.7511	5020	33890	1230	8300
C 16	GVC2 GLYNWOOD CLAY LOAM	1.3846	4750	6580	1050	1450
C 30	MRD2 MORLEY CLAY LOAM 12	2.7651	4670	12910	350	970
C 39	PM PEWAMO SILTY CLAY L	4.2806	6490	27780	3560	15240
C 51	WSTL WASTE LAND	6.0000	120	720	50	300
W 1	BOA BLOUNT SILT LOAM 0-	.1765	3610	640	770	140
W 2	BOB BLOUNT SILT LOAM, 2	4.7688	3130	14930	470	2240
W 14	GWB GLYNWOOD SILT LOAM	3.2794	2830	9280	750	2460
W 15	GYB2 GLYNWOOD CLAY LOAM	.1032	1830	190	230	20
W 16	GVC2 GLYNWOOD CLAY LOAM	1.9102	1460	2790	230	440
W 30	MRD2 MORLEY CLAY LOAM 12	5.3569	420	2250	230	1230
W 39	PM PEWAMO SILTY CLAY L	1.9109	5370	10260	1670	3190
980	ROAD ROAD	1.2277				
C 2	BOB BLOUNT SILT LOAM, 2	.2447	5770	1410	2360	580
C 14	GWB GLYNWOOD SILT LOAM	1.4350	5400	7750	1750	2510
C 16	GVC2 GLYNWOOD CLAY LOAM	3.3701	4750	16010	1050	3540
C 30	MRD2 MORLEY CLAY LOAM 12	1.6458	4670	7690	350	580
W 39	PM PEWAMO SILTY CLAY L	.3044	5370	1630	1670	510
C 2	BOB BLOUNT SILT LOAM, 2	1.5900	5770	9170	230	370
C 14	GWB GLYNWOOD SILT LOAM	1.0000	5400	5400	230	230

84.55 373500 (100%) 126540 CAUV # 4689  
130730 ( 35%) 44290