TAYLOR CREEK TWP-RIDGEMONT SD BM
RIDGEMONT SD/BMRT AMBULNCE 00385

Hardin County, Ohio
Michael T. Bacon, Auditor

41-080009.0000 AGR
F08 2026

sale

2023	SEMINOLE ISLAND LLC	2011-04-08	
2024	SEMINOLE ISLAND LLC	2011-04-08	
2025	SEMINOLE ISLAND LLC	2011-04-08	
2026	SEMINOLE ISLAND LLC	2011-04-08 10013 14913	84.55A
	17237 TR 119	1QC	
		$0	
	KENTON OH 43326		

Eff Rate:– 39.76 — 40.14 — 39.56 — 39.56 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	100	110	110	110	0	110	110	110
Acres	84.5500	84.5500	84.5500	84.5500	84.5500			
Land100%	373510	373510	373510	373510		373510	541690	541690
Bldg100%				0				
Totl100%	373510t	373510t	373510t	373510t		373510t	541690t	541690t
Cauv100%	341690	126540	126540	126540		373510	541690	114850
Tax Value:								
Land 35%	130730	44290	44290	44290		44290	40200	189590
Bldg 35%								0
Totl 35%	130730t	44290t	44290t	44290t		44290t	40200t	189590t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	4734.98	1620.86	1595.96	1595.96	1595.96			
				3114.82				
Sp-Asmnt	12.98	29.99	545.18	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	265000	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
2022	118920	0	118920	16761.54
2021	19520	0	19520	867.52

project			ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025			
279	SILVER CREEK - 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% 1.6000

Tab	#		SOIL	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-	3.8083	8740	33280	2550	9710
C	2	BOB	BLOUNT SILT LOAM, 2	28.6064	8370	239440	2230	63790
C	14	GWB	GLYNWOOD SILT LOAM	2.6303	7830	20600	1630	4290
C	15	GYB2	GLYNWOOD CLAY LOAM	6.7511	7280	49150	1110	7490
C	16	GYC2	GLYNWOOD CLAY LOAM	1.3846	6890	9540	870	1210
C	30	MRD2	MORLEY CLAY LOAM 12	2.7651	6770	18720	630	1740
C	39	PM	PEWAMO SILTY CLAY L	4.2806	9410	40280	3450	14770
C	51	WSTL	WASTE LAND	6.0000	170	1020	50	300
W	1	BOA	BLOUNT SILT LOAM 0-	.1765	5230	920	230	40
W	2	BOB	BLOUNT SILT LOAM, 2	4.7688	4540	21650	230	1100
W	14	GWB	GLYNWOOD SILT LOAM	3.2794	4100	13450	230	750
W	15	GYB2	GLYNWOOD CLAY LOAM	.1032	2650	270	230	20
W	16	GYC2	GLYNWOOD CLAY LOAM	1.9102	2120	4050	230	440
W	30	MRD2	MORLEY CLAY LOAM 12	5.3569	610	3270	230	1230
W	39	PM	PEWAMO SILTY CLAY L	1.9109	7790	14890	230	440
	980	ROAD	ROAD	1.2277				
C	2	BOB	BLOUNT SILT LOAM, 2	.2447	8370	2050	2230	550
C	14	GWB	GLYNWOOD SILT LOAM	1.4350	7830	11240	1630	2340
C	16	GYC2	GLYNWOOD CLAY LOAM	3.3701	6890	23220	870	2930
C	30	MRD2	MORLEY CLAY LOAM 12	1.6458	6770	11140	630	1040
W	39	PM	PEWAMO SILTY CLAY L	.3044	7790	2370	230	70
C	2	BOB	BLOUNT SILT LOAM, 2	1.5900	8370	13310	230	370
C	14	GWB	GLYNWOOD SILT LOAM	1.0000	7830	7830	230	230

84.55	541690	(100%)	114850	CAUV # 4689
	189590	(35%)	40200	

Call Back: Sign: PSN Date: 2014-11-11 Lister: 41-080009.0000-v082020R