

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

00385

Hardin County, Ohio  
Michael T. Bacon, Auditor

41-120005.0000  
G38

AGR  
2025

sale

|                           |            |       |        |
|---------------------------|------------|-------|--------|
| 2022 SUTHERLAND ACRES LLC | 2017-11-03 |       |        |
| 2023 SUTHERLAND ACRES LLC | 2017-11-03 |       |        |
| 2024 SUTHERLAND ACRES LLC | 2017-11-03 |       |        |
| 2025 SUTHERLAND ACRES LLC | 2017-11-03 | 10014 | 9.807A |
| 18136 US 68 S             | 7QC        |       |        |
|                           | \$0        |       |        |
| KENTON OH 43326           |            |       |        |

|            |        |        |        |        |     |        |
|------------|--------|--------|--------|--------|-----|--------|
| Eff Rate:- | 47.22  | 39.76  | 40.14  | 39.56  | a/r |        |
| Tax Year   | 2022   | 2023   | 2024   | 2025   |     | CAMA   |
| Prop Cls   | 110    | 110    | 110    | 110    |     | 110    |
| Acres      | 9.8070 | 9.8070 | 9.8070 | 9.8070 |     |        |
| Land100%   | 54030  | 59060  | 59060  | 59060  |     | 59050  |
| Bldg100%   |        |        |        | 0      |     |        |
| Totl100%   | 54030t | 59060t | 59060t | 59060t |     | 59050t |
| Cauv100%   | 15340  | 28970  | 28970  | 28970  |     | 28970  |
| Tax Value: |        |        |        |        |     |        |
| Land 35%   | 5370   | 10140  | 10140  | 10140  |     | 20670  |
| Bldg 35%   |        |        |        |        |     | 0      |
| Totl 35%   | 5370t  | 10140t | 10140t | 10140t |     | 20670t |
| Hmstd35%   |        |        |        |        |     |        |
| Owner 0c   |        |        |        |        |     |        |
| Hmstd RB   |        |        |        |        |     |        |
| Net Tax    | 230.90 | 367.28 | 371.08 | 365.38 |     |        |
| Cauv Sav   | 582.22 | 381.38 | 385.38 | 379.46 |     |        |
| Sp-Asmnt   | 12.74  | 12.74  | 27.22  | 43.22  |     |        |

| Sale# | #d | sale date  | To                   | Type/Invalid? | Sale\$ | co:land | co:bldg |
|-------|----|------------|----------------------|---------------|--------|---------|---------|
| 487   | 7  | 2017-11-03 | SUTHERLAND ACRES LLC | 7QC *         | 0      | 37310   | 0       |
| 486   | 7  | 2017-11-03 | SUTHERLAND ACRES LLC | 7WD *         | 0      | 37310   | 0       |
| 25    | 7  | 2017-01-20 | BARACH TAMARA ETAL   | 7AF *         | 0      | 37310   | 0       |
| 24    | 7  | 2017-01-20 | BARACH TAMARA ETAL   | 7AF *         | 0      | 37310   | 0       |
| 140   | 1  | 2009-05-07 | BARACH TAMARA ETAL   | 10C *         | 0      | 34170   | 71030   |
| 1     | 1  | 1998-01-02 | SUTHERLAND IMOGENE   | 10C *         | 0      | 20030   | 48290   |

| Year | Land | Bldg | Total | Net Tax |
|------|------|------|-------|---------|
| 2021 | 5370 | 0    | 5370  | 238.66  |
| 2020 | 5370 | 0    | 5370  | 222.46  |

| p r o j e c t                   | ben acres | / % | factor  |
|---------------------------------|-----------|-----|---------|
| 902 MAIN DISTRICT CONSERVANCY   |           |     | XA/2025 |
| 279 SILVER CREEK - SCIOTO RIVER |           |     | XA/2025 |
| 333 TAYLOR CREEK #1096 - SCIOTO |           |     | XA/2025 |
| 653 LOWE-SCIOTO RIVER           |           |     | XA/2025 |
| 364 LOWE-SCIOTO RIVER           |           |     | XA/2025 |

US 68

43326

PUB ELECTRIC  
PRIV WATER  
PRIV SEWER  
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- | 2.4044 | 6030   | 14500  | 2660  | 6400  |
| C 2   | BOB BLOUNT SILT LOAM, 2 | 2.3099 | 5770   | 13330  | 2360  | 5450  |
| C 39  | PM PEWAMO SILTY CLAY L  | 4.8099 | 6490   | 31220  | 3560  | 17120 |
| 980   | ROAD ROAD               | .2828  |        |        |       |       |

|       |       |        |       |             |
|-------|-------|--------|-------|-------------|
| 9.807 | 59050 | (100%) | 28970 | CAUV # 4135 |
|       | 20670 | ( 35%) | 10140 |             |

Call Back: Sign: PSN Date: 2014-11-26 Lister: 41-120005.0000-v082020R