

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			
KENTON OH 43326	\$0			

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 Oc					
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#	#p	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	1QC *	0	34170	71030
1	1	1998-01-02	SUTHERLAND IMOGENE	1QC *	0	20030	48290

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

Project	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
				20670	(35%)	10140

Call Back: Sign: PSN Date: 2014-11-26 Lister: CAUV # 4135 41-120005.0000-v082020R