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

Hardin County, Ohio
Michael T. Bacon, Auditor

41-120009.0000 AGR
D05 2025

sale

2022 LMN FARMS LLC	2011-11-10
2023 LMN FARMS LLC	2011-11-10
2024 LMN FARMS LLC	2011-11-10
2025 LMN FARMS LLC	2011-11-10 10014 88.224A
US 68	2WD
	$628,000

Eff Rate: – 47.22 — 39.76 — 40.14 — 40.14 — a/r

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	88.2240	88.2240	88.2240	88.2240	
Land100%	425110	464540	464540	464540	464540
Bldg100%				0	
Totl100%	425110t	464540t	464540t	464540t	464540t
Cauv100%	86910	184600	184600	184600	184600
Tax Value:					
Land 35%	30420	64610	64610	64610	162590
Bldg 35%					0
Totl 35%	30420t	64610t	64610t	64610t	162590t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1308.06	2340.14	2364.52		
	5089.82	3548.80	3585.72		
Sp-Asmnt	16.02	16.02	29.15		

411200270000 47.607a

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
505	2	2011-11-10	LMN FARM LLC	2WD	628000	243570	59200
380	2	2011-09-12	WEAVER DEBORAH	2WD	550000	180460	60170
107	2	2008-03-18	SCOTT WALDO E & ETHEL LE	2 *	0	271940	60340
82	1	2008-02-21	SCOTT WALDO	1WD *	0	271940	60340

Year	Land	Bldg	Total	Net Tax
2021	30420	0	30420	1351.96
2020	30420	0	30420	1260.10

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
279 SILVER CREEK - 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-	36.2932	6030	218850	2660	96540
C 2	BOB	BLOUNT SILT LOAM, 2	19.0659	5770	110010	2360	45000
C 15	GYB2	GLYNWOOD CLAY LOAM	7.0270	5020	35280	1230	8640
C 16	GYC2	GLYNWOOD CLAY LOAM	8.1699	4750	38810	1050	8580
C 39	PM	PEWAMO SILTY CLAY L	5.8224	6490	37790	3560	20730
C 51	WSTL	WASTE LAND	4.0000	120	480	50	200
W 1	BOA	BLOUNT SILT LOAM 0-	6.1721	3610	22280	770	4750
W 2	BOB	BLOUNT SILT LOAM, 2	.3247	3130	1020	470	150
W 39	PM	PEWAMO SILTY CLAY L	.0038	5370	20	1670	10
980	ROAD	ROAD	1.3450				
			88.224		464540	(100%)	184600
					162590	(35%)	64610

CAUV # 3689

Call Back: Sign: PSN Date: 2014-11-24 Lister: 41-120009.0000-v082020R