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

Hardin County, Ohio
Michael T. Bacon, Auditor

41-120009.0000 AGR
D05 2026

sale

2023 LMN FARMS LLC	2011-11-10	
2024 LMN FARMS LLC	2011-11-10	
2025 LMN FARMS LLC	2011-11-10	
2026 LMN FARMS LLC	2011-11-10 10014	88.224A
US 68	2WD	
	$628,000	

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	110	110	110	110	0	110	110	110
Acres	88.2240	88.2240	88.2240	88.2240	88.2240			
Land100%	464540	464540	464540	464540		464540	673490	673480
Bldg100%				0				
Totl100%	464540t	464540t	464540t	464540t		464540t	673490t	673480t
Cauv100%	184600	184600	184600	184600		464540	673490	171770
Tax Value:								
Land 35%	64610	64610	64610	64610		64610	60120	235720
Bldg 35%								0
Totl 35%	64610t	64610t	64610t	64610t		64610t	60120t	235720t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2340.14	2364.52	2328.20	2328.20	2328.20			
Cauv Sav	5089.82	3548.80	3585.72	3530.64				
Sp-Asmnt	16.02	29.15	82.16	82.16				

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
2022	30420	0	30420	1308.06
2021	30420	0	30420	1351.96

project			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% 1.6000

Tab #		S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	36.2932	8740	317200	2550	92550
C 2	BOB	BLOUNT SILT LOAM, 2	19.0659	8370	159580	2230	42520
C 15	GYB2	GLYNWOOD CLAY LOAM	7.0270	7280	51160	1110	7800
C 16	GYC2	GLYNWOOD CLAY LOAM	8.1699	6890	56290	870	7110
C 39	PM	PEWAMO SILTY CLAY L	5.8224	9410	54790	3450	20090
C 51	WSTL	WASTE LAND	4.0000	170	680	50	200
W 1	BOA	BLOUNT SILT LOAM 0-	6.1721	5230	32280	230	1420
W 2	BOB	BLOUNT SILT LOAM, 2	.3247	4540	1470	230	80
W 39	PM	PEWAMO SILTY CLAY L	.0038	7790	30	230	
980	ROAD	ROAD	1.3450				
			88.224		673480	(100%)	171770
					235720	(35%)	60120

CAUV # 3689

Call Back: Sign: PSN Date: 2014-11-24 Lister:

41-120009.0000-v082020R