

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

00385

Hardin County, Ohio
Michael T. Bacon, Auditor

41-170001.0000
G36

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	10015	60.163A			
US 68							
		\$0		7QC			

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	60.1630	60.1630	60.1630	60.1630			
Land100%	308910	337570	337570	337570			337580
Bldg100%							0
Totl100%	308910t	337570t	337570t	337570t			337580t
Cauv100%	70110	145800	145800	145800			145790
Tax Value:							
Land 35%	24540	51030	51030	51030			118150
Bldg 35%							0
Totl 35%	24540t	51030t	51030t	51030t			118150t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	1055.22	1848.28	1867.52	1838.84			
Cauv Sav	3593.88	2431.06	2456.38	2418.64			
Sp-Asmnt	40.11	40.11	96.91	130.83			

411200040000 8.038A

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
487	7	2017-11-03	SUTHERLAND ACRES LLC	7QC *	0	225740	0
486	7	2017-11-03	SUTHERLAND ACRES LLC	7WD *	0	225740	0
25	7	2017-01-20	BARACH TAMARA ETAL	7AF *	0	225740	0
24	7	2017-01-20	BARACH TAMARA ETAL	7AF *	0	225740	0
254	6	2005-07-14	SUTHERLAND IMOGENE ETAL	6QC *	0	97490	0
215	6	2000-05-25	SUTHERLAND IMOGENE ETAL	6CT *	0	88340	1000
2	6	1998-01-02	SUTHERLAND NEIL	6QC *	0	66340	4200

Year	Land	Bldg	Total	Net Tax
2021	24540	0	24540	1090.62
2020	24540	0	24540	1016.52

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

PUB ELECTRIC
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-	6.8112	6030	41070	2660	18120
C 2	BOB BLOUNT SILT LOAM, 2	35.6067	5770	205450	2360	84030
C 15	GYB2 GLYNWOOD CLAY LOAM	4.1158	5020	20660	1230	5060
C 39	PM PEWAMO SILTY CLAY L	10.8102	6490	70160	3560	38480
C 51	WSTL WASTE LAND	2.0000	120	240	50	100
980	ROAD ROAD	.8191				

60.163 337580 (100%) 145790 CAUV # 4135
118150 (35%) 51030

Call Back: Sign: PSN Date: 2014-11-26 Lister: 41-170001.0000-v082020R