

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

00385

Hardin County, Ohio
Michael T. Bacon, Auditor

41-170019.0000
G39

AGR
2025

sale

Eff Rate:- 47.22 — 39.76 — 40.14 — 39.56 — a/r

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	10015	83.55A	
US 68 REAR	7QC			
	\$0			

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	83.5500	83.5500	83.5500	83.5500	
Land100%	430200	470110	470110	470110	470120
Bldg100%					0
Totl100%	430200t	470110t	470110t	470110t	470120t
Cauv100%	95690	194660	194660	194660	194670
Tax Value:					
Land 35%	33490	68130	68130	68130	164540
Bldg 35%					0
Totl 35%	33490t	68130t	68130t	68130t	164540t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1440.04	2467.64	2493.32	2455.04	
Cauv Sav	5034.38	3491.94	3528.28	3474.06	
Sp-Asmnt	45.96	45.96	145.32	145.32	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
487	7	2017-11-03	SUTHERLAND ACRES LLC	7QC *	0	307400	0
486	7	2017-11-03	SUTHERLAND ACRES LLC	7WD *	0	307400	0
25	7	2017-01-20	BARACH TAMARA ETAL	7AF *	0	307400	0
24	7	2017-01-20	BARACH TAMARA ETAL	7AF *	0	307400	0
254	6	2005-07-14	SUTHERLAND IMOGENE ETAL	6QC *	0	133110	0
215	6	2000-05-25	SUTHERLAND IMOGENE ETAL	6CT *	0	120460	0
2	6	1998-01-02	SUTHERLAND NEIL	6QC *	0	90630	0

Year	Land	Bldg	Total	Net Tax
2021	33490	0	33490	1488.38
2020	33490	0	33490	1387.26

project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
333 TAYLOR CREEK #1096 - SCIOTO			XA/2025

US 68 (REAR)

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-	25.4794	6030	153640	2660	67780
C 2	BOB BLOUNT SILT LOAM, 2	19.0743	5770	110060	2360	45020
C 11	FPC2 FOX CLAY LOAM,6-12%	4.7442	4370	20730	350	1660
C 14	GWB GLYNWOOD SILT LOAM	.7089	5400	3830	1750	1240
C 15	GYB2 GLYNWOOD CLAY LOAM	11.5482	5020	57970	1230	14200
C 16	GVC2 GLYNWOOD CLAY LOAM	.1540	4750	730	1050	160
C 19	KAB KENDALLVILLE SILT L	1.7541	5800	10170	2090	3670
C 39	PM PEWAMO SILTY CLAY L	16.7849	6490	108930	3560	59750
C 51	WSTL WASTE LAND	2.3000	120	280	50	120
W 1	BOA BLOUNT SILT LOAM 0-	.2043	3610	740	770	160
W 2	BOB BLOUNT SILT LOAM, 2	.1088	3130	340	470	50
W 11	FPC2 FOX CLAY LOAM,6-12%	.1329	420	60	230	30
W 19	KAB KENDALLVILLE SILT L	.1805	3450	620	1090	200
W 39	PM PEWAMO SILTY CLAY L	.3755	5370	2020	1670	630

83.55 470120 (100%) 194670 CAUV # 4135
164540 (35%) 68130

Call Back: Sign: PSN Date: 2014-11-26 Lister: 41-170019.0000-v082020R