

00305

Hardin County, Ohio
Michael T. Bacon, Auditor

45-270002.0000
108.01

AGR
2024

Sale				Eff. Rate: - 46.98 - 44.45 - 40.66 - 39.34 - a/r					
2021 BOECHER CARROL L & JA				Tax Year	2021	2022	2023	2024	CAMA
2022 BOECHER CARROL L	2021-01-27			Prop Cls	110	110	110	110	110
2023 BOECHER CARROL L	2021-01-27			Acres	34.3800	34.3800	34.3800	34.3800	
2024 BOECHER RICHARD LEE ETA	2024-10-10	13360	34.38A	Land100%	161860	161860	176830	176830	176820
CR 150	AFF			Bldg100%					
	\$0			Totl100%	161860t	161860t	176830t	176830t	176820t
				Cauv100%	28770	28770	65340	65340	65330
				Tax Value:					
2025 AFBP LLC	2025-05-08			Land 35%	10070	10070	22870	22870	61890
CR 150	5WD			Bldg 35%					0
				Totl 35%	10070t	10070t	22870t	22870t	61890t
				Hmstd35%					
				Owner Oc					
				Hmstd RB					
				Net Tax	428.46	405.42	850.24	823.98	
				Cauv Sav	1981.98	1875.28	1450.68	1405.84	
				Sp-Asmnt	80.70	80.69	80.69	115.72	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
180	5	2025-05-08	AFBP LLC	5WD *	2909160	176830	0
445	11	2024-10-10	BOECHER RICHARD LEE ETAL	AFF *	0	176830	0
32	9	2021-01-27	BOECHER CARROL L	9CT *	0	161860	0
Year	Land	Bldg	Total	Net Tax			
2020	10070	0	10070	434.36			
2019	18190	0	18190	722.54			
p r o j e c t					ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY			XA/2024			
135	BADER #888 SCIOTO RIVER MCDO			XA/2024			

CR 150

PUB PAVED ST/RD								
Neighborhood:								
Code:		3100						
Dwl/Gar/NC%		1.1800						
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv		
C 2	BOB BLOUNT SILT LOAM, 2	1.2119	5770	6990	2360	2860		
C 4	CA CARLISLE MUCK	1.0386	7410	7700	3140	3260		
C 14	GWB GLYNWOOD SILT LOAM	5.4741	5400	29560	1750	9580		
C 16	GYC2 GLYNWOOD CLAY LOAM	10.1028	4750	47990	1050	10610		
C 23	LN LINWOOD MUCK	2.6037	6490	16900	2740	7130		
C 37	OT OLENTANGY SILT LOAM	4.4786	4750	21270	1440	6450		
C 39	PM PEWAMO SILTY CLAY L	7.1238	6490	46230	3560	25360		
C 51	WSTL WASTE LAND	1.5000	120	180	50	80		
980	ROAD ROAD	.8465						
			34.38	176820	(100%)	65330	CAUV #	4404
				61890	(35%)	22870		
Call Back:		Sign: PSN Date: 2014-11-04		Lister:		45-270002.0000-v082020R		