MCDONALD USV RHD FIRE DISTRICT
00305

Hardin County, Ohio
Michael T. Bacon, Auditor

45-270002.0000 AGR
I08.01 2026

sale

2023 BOECHER CARROL L	2021-01-27			
2024 BOECHER CARROL L	2021-01-27			
2025 BOECHER RICHARD LEE E	2024-10-10			
2026 BOECHER RICHARD LEE ETA	2024-10-10	13360	34.38A	
CR 150	AFF			
	$0			

2027 AFBP LLC	2025-05-08			
CR 150	5WD			

Eff Rate:- 40.66 — 39.34 — 39.29 — 39.29 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	110	110	110	110	0	110	110	110
Acres	34.3800	34.3800	34.3800	34.3800	34.3800			
Land100%	176830	176830	176830	176830		176830	256400	256410
Bldg100%				0				
Totl100%	176830t	176830t	176830t	176830t		176830t	256400t	256410t
Cauv100%	65340	65340	65340	65340		176830	256400	60690
Tax Value:								
Land 35%	22870	22870	22870	22870		22870	21240	89740
Bldg 35%								0
Totl 35%	22870t	22870t	22870t	22870t		22870t	21240t	89740t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	850.24	823.98	822.84	822.84	822.84			
Cauv Sav	1875.28	1450.68	1405.84	1403.90				
Sp-Asmnt	80.69	115.72	115.72	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
2022	10070	0	10070	405.42
2021	10070	0	10070	428.46

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
135 BADER #888 SCIOTO RIVER MCDO	XA/2025			

CR 150

PUB PAVED ST/RD

Neighborhood:
Code: 3100
Dwl/Gar/NC% 1.5500

Tab #		S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 2	BOB	BLOUNT SILT LOAM, 2	1.2119	8370	10140	2230	2700
C 4	CA	CARLISLE MUCK	1.0386	10740	11150	3010	3130
C 14	GWB	GLYNWOOD SILT LOAM	5.4741	7830	42860	1630	8920
C 16	GYC2	GLYNWOOD CLAY LOAM	10.1028	6890	69610	870	8790
C 23	LN	LINWOOD MUCK	2.6037	9410	24500	2610	6800
C 37	OT	OLENTANGY SILT LOAM	4.4786	6890	30860	1270	5690
C 39	PM	PEWAMO SILTY CLAY L	7.1238	9410	67030	3450	24580
C 51	WSTL	WASTE LAND	1.5000	170	260	50	80
980	ROAD	ROAD	.8465				
			34.38		256410	(100%)	60690
					89740	(35%)	21240

CAUV # 4404

Call Back: Sign: PSN Date: 2014-11-04 Lister:

45-270002.0000-v082020R