

Hardin County, Ohio
Michael T. Bacon, Auditor

45-270004.0000
I09

AGR
2025

00305

sale

2022 WYSS FARMS HOLDING CO	2001-09-04			
2023 WYSS FARMS HOLDING CO	2001-09-04			
2024 WYSS FARMS HOLDING CO	2001-09-04			
2025 WYSS FARMS HOLDING COMP	2001-09-04	13360	87.223A	
TR 55	13			
	\$0			

Eff Rate:-	44.45	40.66	39.34	39.29	a/r
Tax Year	2022	2023	2024	2025	
Prop Cls	110	110	110	110	CAMA
Acres	87.2200	87.2200	87.2200	87.2200	110
Land100%	491000	536510	536510	536510	536520
Bldg100%				0	
Totl100%	491000t	536510t	536510t	536510t	536520t
Cauv100%	113660	232660	232660	232660	232650
Tax Value:					
Land 35%	39780	81430	81430	81430	187780
Bldg 35%					0
Totl 35%	39780t	81430t	81430t	81430t	187780t
Hmstd35%					
Owner 0c					
Hmstd RB					
Net Tax	1601.50	3027.36	2933.80	2929.78	
Cauv Sav	5317.08	3953.82	3831.64	3826.36	
Sp-Asmnt	245.86	264.39	362.53	362.53	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:ldg
400	13	2001-09-04	WYSS FARMS HOLDING COMP	13 *	0	132800	0
417	1	1990-05-29		1WD	65500	95000	0
Year	Land	Bldg	Total	Net Tax			
2021	39780	0	39780	1692.62			
2020	39780	0	39780	1715.90			
p r o j e c t							
902	MAIN DISTRICT CONSERVANCY		XA/2025	ben acres	/	%	factor
135	BADER #888 SCIOTO RIVER MCD		XA/2025				
177	RITTER #975 SCIOTO RIVER MCD		XA/2025				
298	HUGHES #1053 - SCIOTO RIVER		XA/2025				

TR 55

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	1.2461	5770	7190	2360	2940
C 4	CA CARLISLE MUCK	10.6580	7410	78980	3140	33470
C 14	GWB GLYNWOOD SILT LOAM	2.2266	5400	12020	1750	3900
C 16	GYC2 GLYNWOOD CLAY LOAM	1.9514	4750	9270	1050	2050
C 23	LN LINWOOD MUCK	29.8541	6490	193750	2740	81800
C 25	MC MCGUFFEY MUCK	7.0932	6240	44260	2800	19860
C 26	MF MILFORD SILTY CLAY	1.8203	6900	12560	3800	6920
C 30	MRD2 MORLEY CLAY LOAM 12	.8906	4670	4160	350	310
C 37	OT OLENTANGY SILT LOAM	6.2227	4750	29560	1440	8960
C 39	PM PEWAMO SILTY CLAY L	12.5392	6490	81380	3560	44640
C 40	PO PEWAMO VARIANT MUCK	9.1878	6490	59630	2920	26830
W 25	MC MCGUFFEY MUCK	.5500	4280	2350	910	500
W 39	PM PEWAMO SILTY CLAY L	.2200	5370	1180	1670	370
C 51	WSTL WASTE LAND	1.9000	120	230	50	100
980	ROAD ROAD	.8600				

87.22 536520 (100%) 232650 CAUV # 3110
187780 (35%) 81430

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

45-270004.0000-v082020R