

MCDONALD USV RHD FIRE DISTRICT

00305

Hardin County, Ohio
Michael T. Bacon, Auditor

45-300003.0000
F84

AGR
2025

sale

Eff Rate:- 44.45 — 40.66 — 39.34 — 39.29 — a/r

2022 ROYER FAMILY FARMS LL	2007-05-04
2023 ROYER FAMILY FARMS LL	2007-05-04
2024 ROYER FAMILY FARMS LL	2007-05-04
2025 ROYER FAMILY FARMS LLC	2007-05-04 13360 ETC 72.824A
CR 65	2WD
	\$232,562

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	72.8240	72.8240	72.8240	72.8240	
Land100%	385860	421630	421630	421630	421630
Bldg100%					0
Totl100%	385860t	421630t	421630t	421630t	421630t
Cauv100%	89830	183060	183060	183060	183060
Tax Value:					
Land 35%	31440	64070	64070	64070	147570
Bldg 35%					0
Totl 35%	31440t	64070t	64070t	64070t	147570t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1265.74	2381.96	2308.34	2305.18	
Cauv Sav	4171.28	3104.30	3008.38	3004.24	
Sp-Asmnt	214.87	201.99	217.51	310.46	

TURBINE T-74 16372-B TR 55 ACCESS LANE SCIOTO RIDGE WIND FARM ON PARCEL 4
453000040000 24.402a
453000050000 17.41a
453000060000 16.74a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
206	2	2007-05-04	ROYER FAMILY FARMS LLC	2WD	232562	87370	0
44	2	2001-01-24	MILLER TONYA F & RANDAL	2WD	65707	113770	45340

Year	Land	Bldg	Total	Net Tax
2021	31630	0	31630	1345.84
2020	31630	0	31630	1364.36

project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			
135 BADER #888 SCIOTO RIVER MCDO			
147 KILLLOUGH #919 SCIOTO RIVER M			
298 HUGHES #1053 - SCIOTO RIVER			
324 HARPSTER - SCIOTO RIVER			

TR 65

PUB PAVED ST/RD
Topo: ROLLING

Neighborhood:
Code: 3100
Dwl/Gar/NC% 1.1800

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 ABATE2099	*740		0			2022	6000			0
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv				
C 1	BOA BLOUNT SILT LOAM 0-	11.4703	6030	69170	2660	30510				
C 2	BOB BLOUNT SILT LOAM, 2	31.3124	5770	180670	2360	73900				
C 11	FPC2 FOX CLAY LOAM,6-12%	2.6412	4370	11540	350	920				
C 14	GWB GLYNWOOD SILT LOAM	5.3045	5400	28640	1750	9280				
C 39	PM PEWAMO SILTY CLAY L	18.3438	6490	119050	3560	65300				
W 1	BOA BLOUNT SILT LOAM 0-	.4457	3610	1610	770	340				
W 2	BOB BLOUNT SILT LOAM, 2	1.1049	3130	3460	470	520				
W 14	GWB GLYNWOOD SILT LOAM	.2697	2830	760	750	200				
W 39	PM PEWAMO SILTY CLAY L	1.2526	5370	6730	1670	2090				
980	ROAD			.1789						
900	WIND TURBINE LAND			.5000						

72.824 421630 (100%) 183060 CAUV # 758
147570 (35%) 64070