

MCDONALD USV RHD FIRE DISTRICT

# REAL PROPERTY RECORD

01:07 PM

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00305

Hardin County, Ohio  
Michael T. Bacon, Auditor

45-300003.0000  
F84

AGR  
2024

- sale

|                             |            |       |             |
|-----------------------------|------------|-------|-------------|
| 2021 ROYER FAMILY FARMS LL  | 2007-05-04 |       |             |
| 2022 ROYER FAMILY FARMS LL  | 2007-05-04 |       |             |
| 2023 ROYER FAMILY FARMS LL  | 2007-05-04 |       |             |
| 2024 ROYER FAMILY FARMS LLC | 2007-05-04 | 13360 | ETC 72.824A |
| CR 65                       |            | 2WD   |             |
|                             | \$232,562  |       |             |

| Eff        | Rate:-  | - 46.98 | — 44.45 | — 40.66 | — 39.34 | — a/r |         |
|------------|---------|---------|---------|---------|---------|-------|---------|
| Tax Year   | 2021    | 2022    | 2023    | 2024    |         |       | CAMA    |
| Prop Cls   | 110     | 110     | 110     | 110     |         |       | 110     |
| Acres      | 72.8240 | 72.8240 | 72.8240 | 72.8240 |         |       |         |
| Land100%   | 388490  | 385860  | 421630  | 421630  |         |       | 421630  |
| Bldg100%   |         |         |         | 0       |         |       |         |
| Totl100%   | 388490t | 385860t | 421630t | 421630t |         |       | 421630t |
| Cauv100%   | 90370   | 89830   | 183060  | 183060  |         |       | 183060  |
| Tax Value: |         |         |         |         |         |       |         |
| Land 35%   | 31630   | 31440   | 64070   | 64070   |         |       | 147570  |
| Bldg 35%   |         |         |         |         |         |       | 0       |
| Totl 35%   | 31630t  | 31440t  | 64070t  | 64070t  |         |       | 147570t |
| Hmstd35%   |         |         |         |         |         |       |         |
| Owner Oc   |         |         |         |         |         |       |         |
| Hmstd RB   |         |         |         |         |         |       |         |
| Net Tax    | 1345.84 | 1265.74 | 2381.96 | 2308.34 |         |       |         |
| Cauv Sav   | 4439.66 | 4171.28 | 3104.30 | 3008.38 |         |       |         |
| Sp-Asmnt   | 214.88  | 214.87  | 201.99  | 217.51  |         |       |         |

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 |
|------|-------|------|-------|---------|
| 2020 | 31630 | 0    | 31630 | 1364.36 |
| 2019 | 55130 | 0    | 55130 | 2189.90 |

| p r o j e c t |                              | ben acres | / % | factor |
|---------------|------------------------------|-----------|-----|--------|
| 02            | MAIN DISTRICT CONSERVANCY    | XA/2024   |     |        |
| 35            | BADER #888 SCIOTO RIVER MCDO | XA/2024   |     |        |
| 47            | KILLOUGH #919 SCIOTO RIVER M | XA/2024   |     |        |
| 98            | HUGHES #1053 - SCIOTO RIVER  | XA/2024   |     |        |
| 24            | HARPSTER - SCIOTO RIVER      | XA/2024   |     |        |

TR 65

PUB PAVED ST/RD  
Topo: ROLLING

Neighborhood:

|             |        |
|-------------|--------|
| Code:       | 3100   |
| Dwl/Gar/NC% | 1.1800 |

|             |        |
|-------------|--------|
| Dwl/Gar/NC% | 1.1800 |
|-------------|--------|

| Tab   | Bldg Type | SHB+Cons            | DlxHt | FtxFt | Area | Unit    | Grade | Blt/Renov | Replace | Phy   | Fnc | True  |
|-------|-----------|---------------------|-------|-------|------|---------|-------|-----------|---------|-------|-----|-------|
| 1     | ABATE2099 | *740                |       |       | 0    | Rate    |       | Cond      | Value   | Dpr   | Dpr | Value |
|       |           |                     |       |       |      |         |       | 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  | FP2       | 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      | ROAD                |       |       |      | .1789   |       |           |         |       |     |       |
| 900   |           | WIND TURBINE LAND   |       |       |      | .5000   |       |           |         |       |     |       |

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

Call Back:

Sign: PSN Date: 2014-11-05 Lister:

45-300003.0000-v082020R