

MCDONALD USV RHD FIRE DISTRICT

00305

Hardin County, Ohio  
Michael T. Bacon, Auditor

45-330023.0000  
K43

AGR  
2025

sale

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

2022 LMN FARM LLC	2008-12-18		
2023 LMN FARM LLC	2008-12-18		
2024 LMN FARM LLC	2008-12-18		
2025 LMN FARM LLC	2008-12-18	12279	219.357A
CR 65	1WD		
	\$816,892		

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	219.3570	219.3570	219.3570	219.3570	
Land100%	1177310	1286460	1286460	1286460	1286460
Bldg100%					0
Totl100%	1177310t	1286460t	1286460t	1286460t	1286460t
Cauv100%	298490	592830	592830	592830	592830
Tax Value:					
Land 35%	104470	207490	207490	207490	450260
Bldg 35%					0
Totl 35%	104470t	207490t	207490t	207490t	450260t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	4205.90	7713.94	7475.56	7465.30	
Cauv Sav	12383.36	9025.56	8746.66	8734.62	
Sp-Asmnt	211.57	205.47	260.89	402.49	

Orig Tax Year 2009  
Parent: 45-330004.0000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
613	1	2008-12-18	LMN FARM LLC	1WD	816892	0	0
609	3	2008-12-17	DUTTON JAMES L & PATRICI	3FD	734025	0	0
Year	Land	Bldg	Total	Net Tax			
2021	104470	0	104470	4445.16			
2020	104470	0	104470	4506.30			

p r o j e c t				ben acres	/ %	factor
147	KILLOUGH #919	SCIOTO RIVER M	XA/2025			
227	REED #979	- LITTLE MIAMI	XA/2025			
324	HARPSTER	- SCIOTO RIVER	XA/2025			
902	MAIN DISTRICT	CONSERVANCY	XA/2025			

CR 65

PUB PAVED ST/RD  
Topo: ROLLING  
Neighborhood:  
Code: 3100  
Dwl/Gar/NC% 1.1800

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	24.4632	6030	147510	2660	65070
C 2	BOB BLOUNT SILT LOAM, 2	112.3831	5770	648450	2360	265220
C 14	GWB GLYNWOOD SILT LOAM	3.0971	5400	16720	1750	5420
C 39	PM PEWAMO SILTY CLAY L	71.6489	6490	465000	3560	255070
W 1	BOA BLOUNT SILT LOAM 0-	.3438	3610	1240	770	270
W 2	BOB BLOUNT SILT LOAM, 2	1.1966	3130	3750	470	560
W 14	GWB GLYNWOOD SILT LOAM	.0228	2830	60	750	20
W 39	PM PEWAMO SILTY CLAY L	.6166	5370	3310	1670	1030
C 51	WSTL WASTE LAND	3.4835	120	420	50	170
980	ROAD ROAD	2.1014				

219.357 1286460 (100%) 592830 CAUV # 3567  
450260 ( 35%) 207490

Call Back: Sign: PSN Date: 2014-10-30 Lister: 45-330023.0000-v082020R