

MCDONALD USV RHD FIRE DISTRICT

00305

Hardin County, Ohio  
Michael T. Bacon, Auditor

45-340012.0000  
G04

AGR  
2025

sale

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

2022 GOSSARD FAMILY FARMS	2021-06-18		
2023 GOSSARD FAMILY FARMS	2021-06-18		
2024 SCHWIETERMAN XAVIER J	2023-06-27		
2025 SCHWIETERMAN XAVIER JAM CR 190	2023-06-27 10010 91.075A		
	1WD		
	\$1,093,200		

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	91.0750	91.0750	91.0750	91.0750	
Land100%	454600	496800	496800	496800	496800
Bldg100%					0
Totl100%	454600t	496800t	496800t	496800t	496800t
Cauv100%	106260	214540	214540	214540	214530
Tax Value:					
Land 35%	37190	75090	75090	75090	173880
Bldg 35%					0
Totl 35%	37190t	75090t	75090t	75090t	173880t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1497.26	2791.66	2705.40	2701.68	
Cauv Sav	4908.42	3672.74	3559.24	3554.34	
Sp-Asmnt	298.14	257.76	334.18	759.78	

453400130000 53.728a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
250	1	2023-06-27	SCHWIETERMAN XAVIER JAMES	1WD	1093200	454600	0
268	1	2021-06-18	GOSSARD FAMILY FARMS LLC	1FD	819675	454600	0
58	1	2016-03-01	CAIN DON EDWARD	1WD	600000	325170	0
143	1	2011-04-21	LMN FARM LLC	1WD	468746	196340	0
638	1	1995-07-14	ADRIAN DANNY CARL	1QC *	0	75800	0
637	1	1995-07-14	ADRIAN DANNY CARL & BEVE	1CT *	0	75800	0

Year	Land	Bldg	Total	Net Tax
2021	37190	0	37190	1582.44
2020	37190	0	37190	1604.18

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

CR 190

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 2	BOB BLOUNT SILT LOAM, 2	46.0119	5770	265490	2360	108590
C 15	GYB2 GLYNWOOD CLAY LOAM	6.9125	5020	34700	1230	8500
C 30	MRD2 MORLEY CLAY LOAM 12	3.4061	4670	15910	350	1190
C 39	PM PEWAMO SILTY CLAY L	26.3275	6490	170870	3560	93730
C 51	WSTL WASTE LAND	3.5000	120	420	50	180
W 2	BOB BLOUNT SILT LOAM, 2	1.1564	3130	3620	470	540
W 39	PM PEWAMO SILTY CLAY L	1.0790	5370	5790	1670	1800
970	DROW DITCH RIGHT OF WAY	1.6500				
980	ROAD ROAD	1.0316				

91.075 496800 (100%) 214530 CAUV # 4548  
173880 ( 35%) 75090

Call Back: Sign: PSN Date: 2014-10-27 Lister: 45-340012.0000-v082020R