MCDONALD USV RHD FIRE DISTRICT
00305

Hardin County, Ohio
Michael T. Bacon, Auditor

45-340016.0000 AGR
G05 2026

sale

2023 SHAFFER KEA	2022-02-14		
2024 SHAFFER KEA	2022-02-14		
2025 SHAFFER KEA	2022-02-14		
2026 SHAFFER KEA	2022-02-14 10010 12124	47.61A	
CR 200	5CT		
	$0		

2027 HE TOUCHED ME LLC	2025-07-15	
CR 200	8QC	

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	110	110	110	110	0	110	110	110
Acres	47.6100	47.6100	47.6100	47.6100	47.6100			
Land100%	278490	278490	278490	278490		278490	403830	403830
Bldg100%				0				
Totl100%	278490t	278490t	278490t	278490t		278490t	403830t	403830t
Cauv100%	123690	123690	123690	123690		278490	403830	118080
Tax Value:								
Land 35%	43290	43290	43290	43290		43290	41330	141340
Bldg 35%								0
Totl 35%	43290t	43290t	43290t	43290t		43290t	41330t	141340t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1609.40	1559.68	1557.54	1557.54	1557.54			
Cauv Sav	2726.78	2014.28	1952.04	1949.34				
Sp-Asmnt	73.92	134.37	151.82	151.82				

TURBINE T-45 4110-D CR 190 ACCESS LANE SCIOTO RIDGE WIND FARM
453400440000 4.007a

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
315	8	2025-07-15	HE TOUCHED ME LLC	8QC *	0	278490	0
85	5	2022-02-14	SHAFFER KEA	5CT *	0	257630	0
1051	2	1995-10-27	SHAFFER DUANE E & KEA M	2CT	76000	40200	0
929	2	1995-09-27	SHAFFER CATHERINE L	2CT *	0	40200	0

Year	Land	Bldg	Total	Net Tax
2022	21470	0	21470	864.36
2021	21700	0	21700	923.34

project			ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025			
147	KILLOUGH #919 SCIOTO RIVER M	XA/2025			
324	HARPSTER - SCIOTO RIVER	XA/2025			

CR 200

PUB PAVED ST/RD
Topo: ROLLING

Neighborhood:
Code: 3100
Dwl/Gar/NC% 1.5500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	ABATE2099	*705		0			2022	6000			0

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-	13.4482	8740	117540	2550	34290
C	2	BOB	BLOUNT SILT LOAM, 2	18.2561	8370	152800	2230	40710
C	15	GYB2	GLYNWOOD CLAY LOAM	2.8057	7280	20430	1110	3110
C	16	GYC2	GLYNWOOD CLAY LOAM	.8949	6890	6170	870	780
C	39	PM	PEWAMO SILTY CLAY L	11.3590	9410	106890	3450	39190
	980	ROAD	ROAD	.3461				
	900		WIND TURBINE LAND	.5000				

	47.61		403830	(100%)	118080
			141340	(35%)	41330

CAUV # 4789

Call Back: Sign: PSN Date: 2014-10-27 Lister:

45-340016.0000-v082020R