

Wood County, OH

# Important Land

# AUCTION

THURSDAY, MARCH 28<sup>th</sup> at 6:00 PM

# INFORMATION BOOKLET

# 205<sup>±</sup>

Offered in 3 Tracts

*Acres*

*2024 Farming Rights  
Immediate Possession Available!*



800-451-2709

SchraderAuction.com

held at Millbury Firehall at 28410 Oak Street, Millbury, OH

## DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

**SELLER: Jay E Griffith**

**AUCTION COMPANY: Schrader Real Estate and Auction Company, Inc.**

**OHIO REAL ESTATE**

Luke N. Schrader, SAL.202005357 • Kevin R. Jordan, BRKA.2020005414

Schrader Real Estate and Auction Company, Inc., REC.0000314452 (Jeffersonville,OH)

**OHIO-AUCTIONEER** (Charter #646958)

Luke Schrader, 2023000236 • Schrader Real Estate and Auction Company, Inc., 63198513759



**SCHRADER REAL ESTATE & AUCTION CO., INC.**

950 N. Liberty Dr., Columbia City, IN 46725

**260-244-7606 or 800-451-2709**

**SchraderAuction.com**

**AUCTION TERM & CONDITIONS**

**PROCEDURES:** The property will be offered in 3 individual tracts, any combination of tracts, or as a total 205± acre unit. There will be open bidding on all tracts and combinations during the auction.

**MULTI-PARCEL AUCTION:** The auction will be offered in various amalgamations, including as individual parcels or lots, combinations of parcels or lots, and all parcels or lots as a whole.

**DOWN PAYMENT:** 10% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash, cashier's check, personal check or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed and are capable of paying cash at closing.

**IMMEDIATE ACCESS:** Buyers may fill out an immediate possession form to gain pre-closing access to the property for spring farming activities.

**ACCEPTANCE OF BID PRICES:** Successful bidder(s) will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

**EVIDENCE OF TITLE:** The Seller will provide a Preliminary Title Opinion for the review of the prospective buyer(s). If Buyer(s) elect to have title insurance, the entire cost of the owner's title insurance will be the responsibility of the Buyer(s). Seller agrees to provide merchantable title to the property subject to matters of record. All tracts sold "As-Is".

**DEED:** Seller(s) shall provide a Warranty Deed(s).

**CLOSING:** The balance of the real estate purchase price is due at closing, which will take place approximately 45 days after the auction.

**POSSESSION:** Possession will be delivered at closing, subject to any immediate possession agreements.

**REAL ESTATE TAXES / ASSESSMENTS:** Seller shall pay the real estate taxes assessed against the purchased tracts for 2023 (due in 2024), or the estimated amount thereof, at the time of closing. Buyer shall pay the 2024 taxes (due in 2025), and all subsequent real estate taxes, to the extent attributed to the purchased tracts.

**ACREAGE:** All boundaries are approximate and have been estimated based on current legal descriptions and GIS measurements.

**SURVEY:** A new survey will be made where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for title transfer. **CAUV:** If usage of property is changed, the Buyer is responsible for CAUV recoupment. Sellers have heretofore used property for agricultural purposes and its real estate taxes have been levied and paid upon a reduced Current Agricultural Use Valuation (CAUV). The Buyer's inability or failure to qualify with the local County Auditor for the CAUV valuation for the future will result in a CAUV recoupment of the past real estate tax savings. Buyer shall be wholly responsible for and pay any CAUV recoupment to become due by Buyer's conversion of the property to a non-agricultural or non-qualifying use (within the definition of Current Agricultural Use Property).

**AGENCY:** Schrader Real Estate and Auction Company, Inc. and its representatives are exclusive agents of the seller.

**FAIR HOUSING:** It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the Revised Code

and the Federal Fair Housing Law 42 U.S.C.A. 3601, to refuse to sell, transfer, assign, rent, lease, sublease, or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, because of race, color, religion, sex, familial status, as defined in Section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers and Selling Agents reserve the right to preclude any person from bidding if there is any question as the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

**ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.**

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**For Information Call Auction Managers:  
Luke Schrader, 260-229-7089 & Kevin Jordan, 260-229-1904**



# **REGISTRATION FORMS**

# **BIDDER PRE-REGISTRATION FORM**

**THURSDAY, MARCH 28, 2024**  
**205± ACRES – WOOD COUNTY, OHIO**

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,  
P.O. Box 508, Columbia City, IN, 46725,  
Email to [auctions@schraderauction.com](mailto:auctions@schraderauction.com) or fax to 260-244-4431, no later than Thursday, March 21, 2024.  
Otherwise, registration available onsite prior to the auction.

## **BIDDER INFORMATION**

(FOR OFFICE USE ONLY)

Name \_\_\_\_\_

Bidder # \_\_\_\_\_

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Telephone: (Res) \_\_\_\_\_ (Office) \_\_\_\_\_

My Interest is in Tract or Tracts # \_\_\_\_\_

## **BANKING INFORMATION**

Check to be drawn on: (Bank Name) \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Contact: \_\_\_\_\_ Phone No: \_\_\_\_\_

## **HOW DID YOU HEAR ABOUT THIS AUCTION?**

Brochure    Newspaper    Signs    Internet    Radio    TV    Friend

Other \_\_\_\_\_

## **WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?**

Regular Mail    E-Mail   E-Mail address: \_\_\_\_\_

Tillable    Pasture    Ranch    Timber    Recreational    Building Sites

What states are you interested in? \_\_\_\_\_

*Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.*

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



**Online Auction Bidder Registration**  
**205± Acres • Wood County, Ohio**  
**Thursday, March 28, 2024**

**This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.**

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

My phone number is: \_\_\_\_\_

2. I have received the Real Estate Bidder’s Package for the auction being held on Thursday, March 28, 2024 at 6:00 PM (EST).
3. I have read the information contained in the Real Estate Bidder’s Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer’s premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$\_\_\_\_\_. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier’s check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.  
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725  
Phone 260-244-7606; Fax 260-244-4431; email: auctions@schraderauction.com

For wire instructions please call 1-800-451-2709.

7. My bank routing number is \_\_\_\_\_ and bank account number is \_\_\_\_\_.  
(This for return of your deposit money). My bank name, address and phone number is:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Thursday, March 21, 2024**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

I understand and agree to the above statements.

\_\_\_\_\_  
Registered Bidder's signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

***This document must be completed in full.***

**Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:**

E-mail address of registered bidder: \_\_\_\_\_

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:  
kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.



# **LOCATION & AERIAL TRACT MAPS**

# LOCATION MAP



**AUCTION LOCATION:** Millbury Firehall at 28410 Oak Street, Millbury, OH, 43447

**PROPERTY LOCATION:**

**Tract 1:** Near 21221 Bradner Road, Luckey, OH 43443

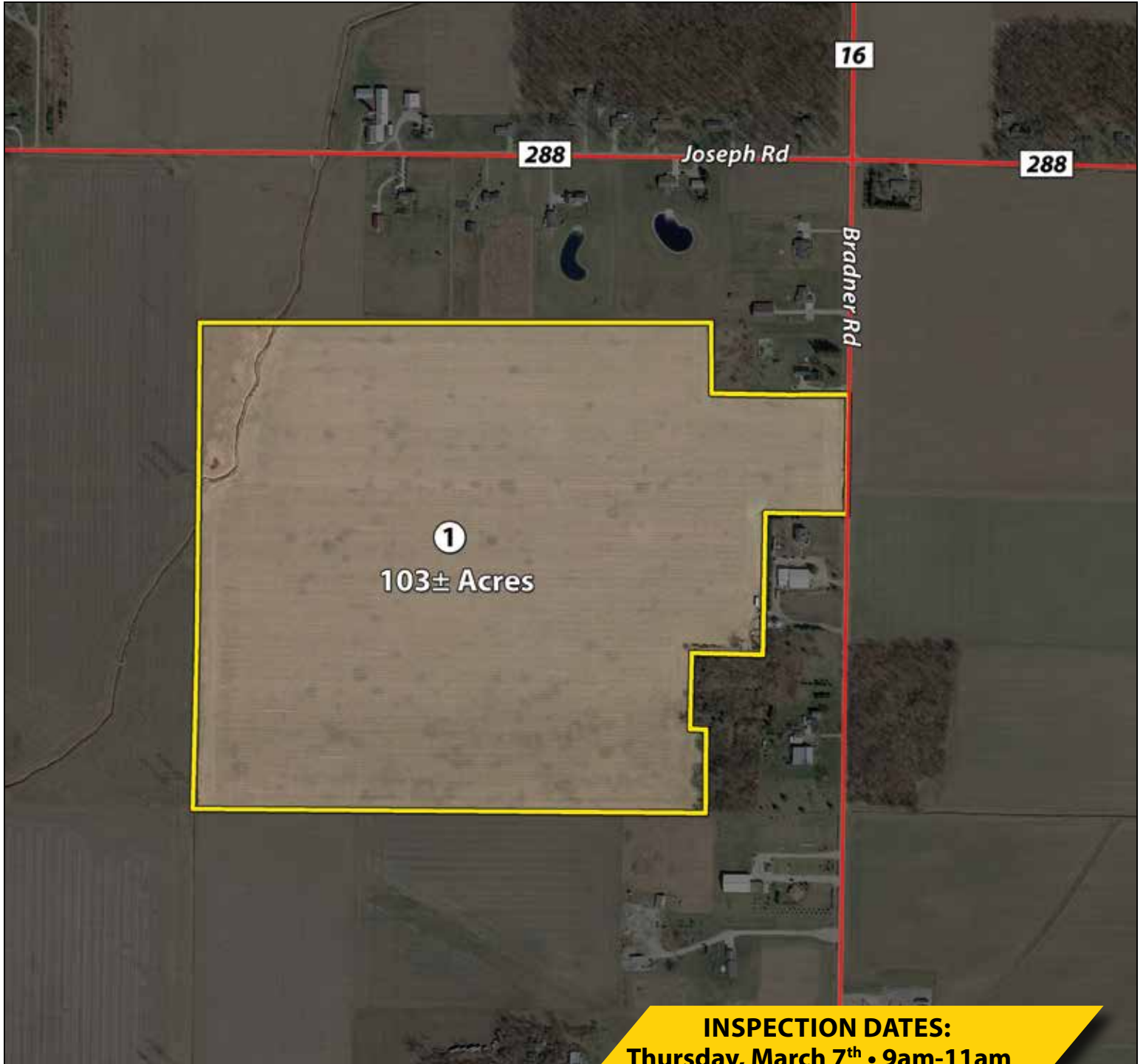
**Tracts 2 & 3:** On the northside of Gilbert Rd, just north of the Village of Luckey

**DIRECTIONS TO PROPERTY:**

**Tract 1:** From the intersection HWY 20 and SR 105 (Pemberville Rd) in Woodville, head west on SR 105 for half a mile, then angle right onto 582. Continue on 582 for 2.5 miles, then turn right to head north on Bradner Rd. Tract 1 will be on your left in ¾ mile.

**Tracts 2 & 3:** From the intersection HWY 20 and SR 105 (Pemberville Rd) in Woodville, head west on SR 105 for half a mile, then angle right onto 582. Continue on 582 for 3.5 miles, then turn right to head north on 15. In a quarter of a mile, turn left on Middleton Pike Rd and continue for a mile. Turn right onto Lemoyne Rd and continue for a ¼ mile, then turn left onto Gilbert Rd. The property will be on the right in approx. ½ mile.

# AERIAL MAP - TRACT 1

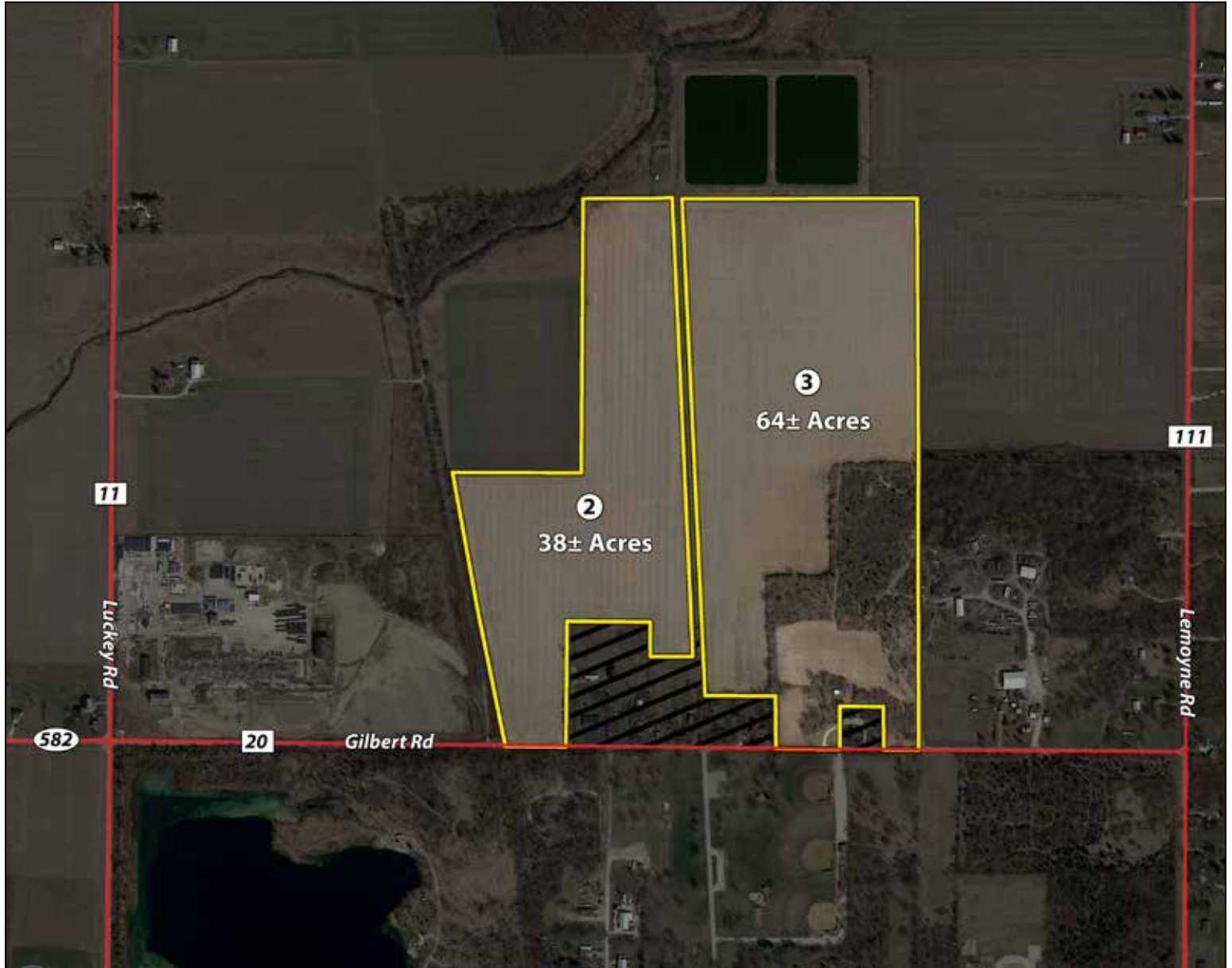


**INSPECTION DATES:**  
Thursday, March 7<sup>th</sup> • 9am-11am  
Wednesday, March 20<sup>th</sup> • 3pm-5pm  
*Meet a Schrader Rep at Tract 1*

**TRACT DESCRIPTIONS:**

**TRACT 1: 103± ACRES** of excellent farmland that is pattern tilled, nearly 100% tillable, and comprised of Hoytville Clay Loam soils.

# AERIAL MAP - TRACTS 2 & 3



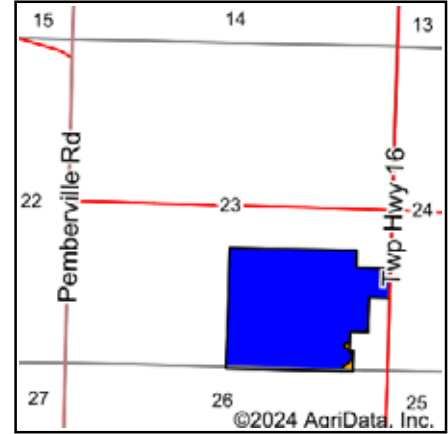
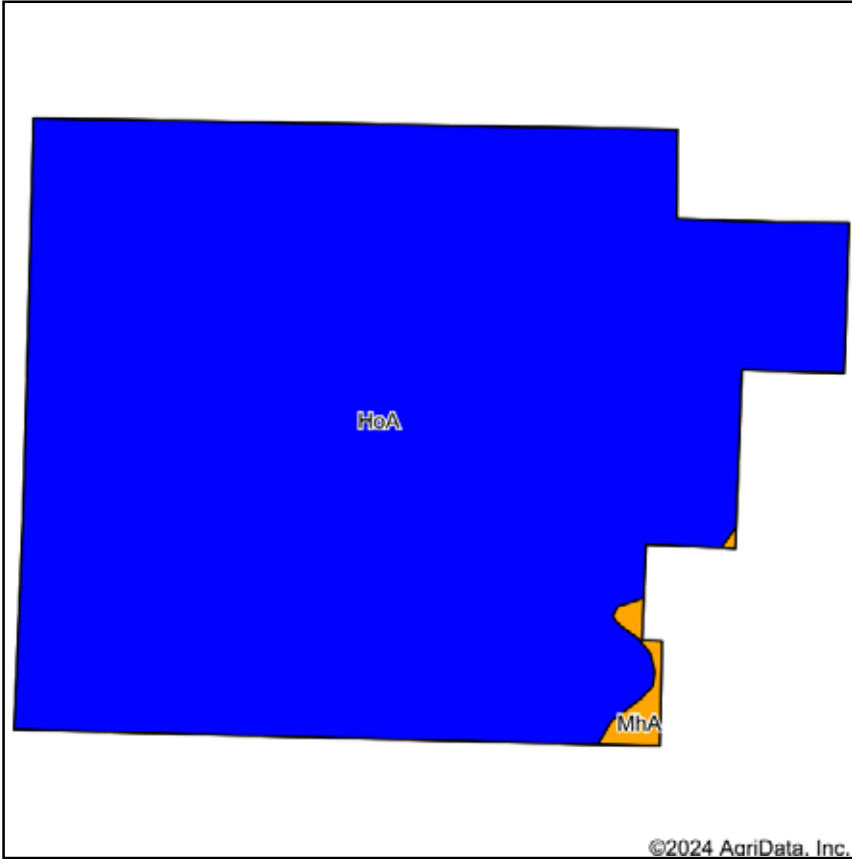
## **TRACT DESCRIPTIONS:**

**TRACT 2: 38± ACRES** of tilled tillable farmland conveniently located just north of the village of Luckey. A great option for those looking for development possibilities in the future while operating or generating income!

**TRACT 3: 64± ACRES** of production-oriented land that contains pattern tile. A great possible add on to an existing operation! This tract also contains some wooded land containing some beautiful views and recreational possibilities.

# **SOIL INFORMATION**

# SOIL MAP - TRACT 1



State: **Ohio**  
 County: **Wood**  
 Location: **23-6N-12E**  
 Township: **Troy**  
 Acres: **103.73**  
 Date: **2/26/2024**



Soils data provided by USDA and NRCS.

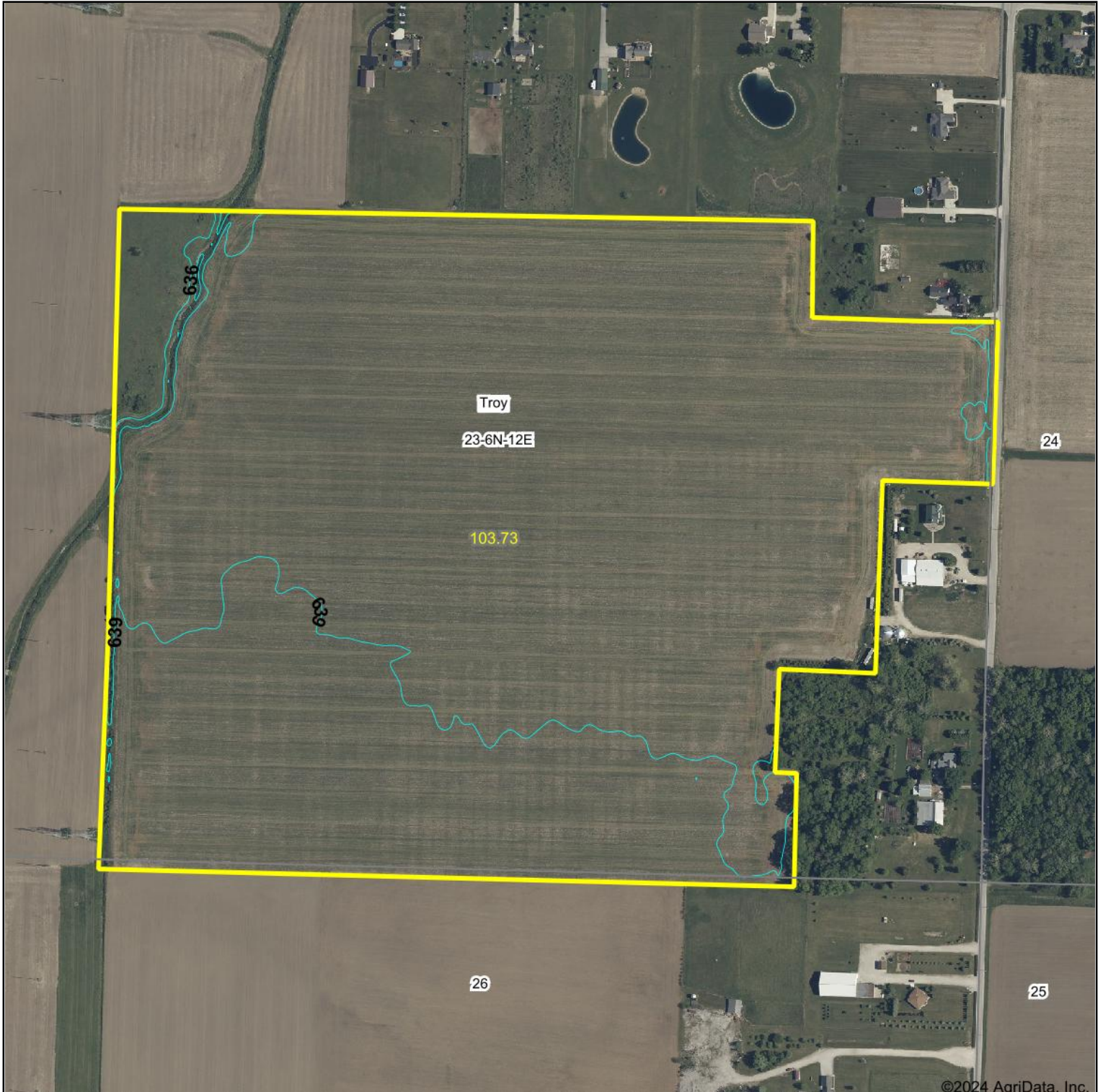
©2024 AgriData, Inc.

Area Symbol: OH173, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Orchardgrass AUM	Orchardgrass red clover hay Tons	Soybeans Bu	Winter wheat Bu	*eFOTG PI	
HoA	Hoytville clay loam, 0 to 1 percent slopes	102.84	99.1%		IIw	167	5.2			52	72	83	
MhA	Millsdale silty clay loam, 0 to 1 percent slopes	0.89	0.9%		IIIw	142		6	4.8	46	62	76	
<b>Weighted Average</b>						<b>2.01</b>	<b>166.8</b>	<b>5.2</b>	<b>0.1</b>	<b>*-</b>	<b>51.9</b>	<b>71.9</b>	<b>82.9</b>

\*efotg PI: Obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)

# TOPO CONTOURS MAP - TRACT 1



Source: USGS 3 meter dem

0ft 468ft 936ft

Interval(ft): 3.0

Min: 631.4

Max: 641.8

Range: 10.4

Average: 638.1

Standard Deviation: 1.18 ft



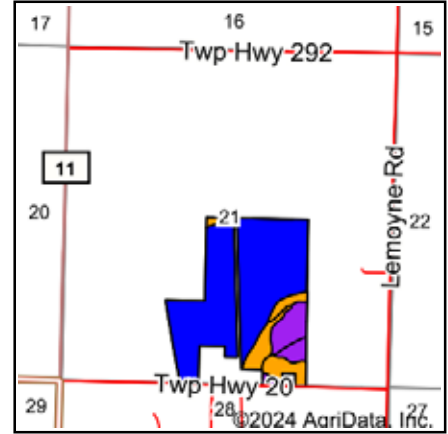
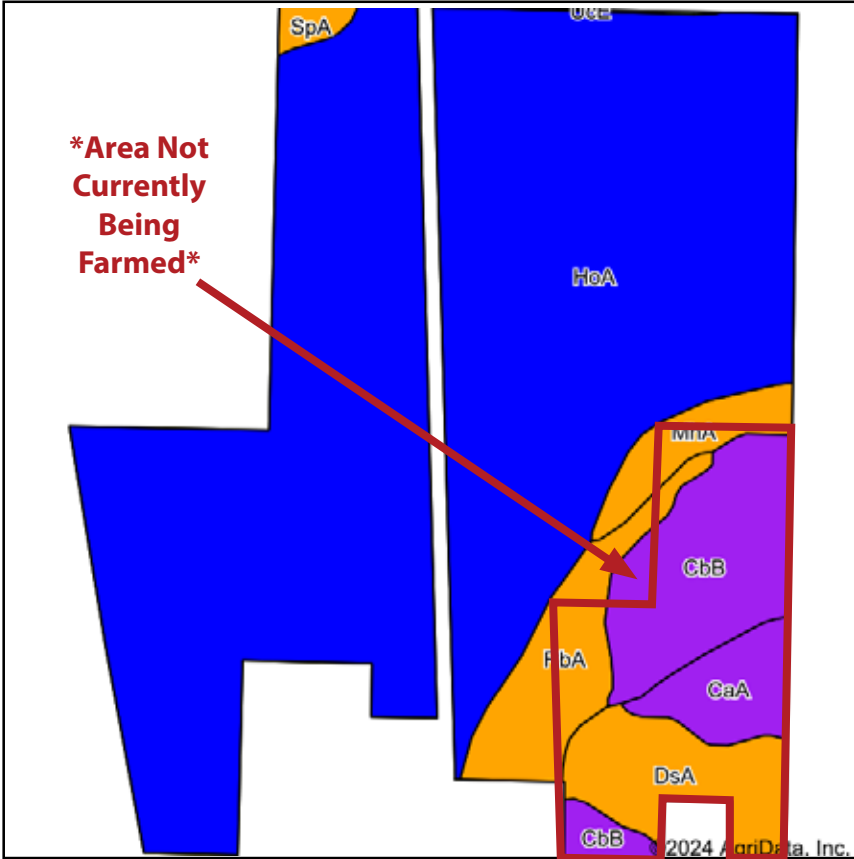
2/26/2024

23-6N-12E  
Wood County  
Ohio



Boundary Center: 41° 27' 36.12, -83° 26' 21.61

# SOIL MAP - TRACTS 2 & 3



State: **Ohio**  
 County: **Wood**  
 Location: **21-6N-12E**  
 Township: **Troy**  
 Acres: **103.33**  
 Date: **2/26/2024**



Soils data provided by USDA and NRCS.

Area Symbol: OH173, Soil Area Version: 25

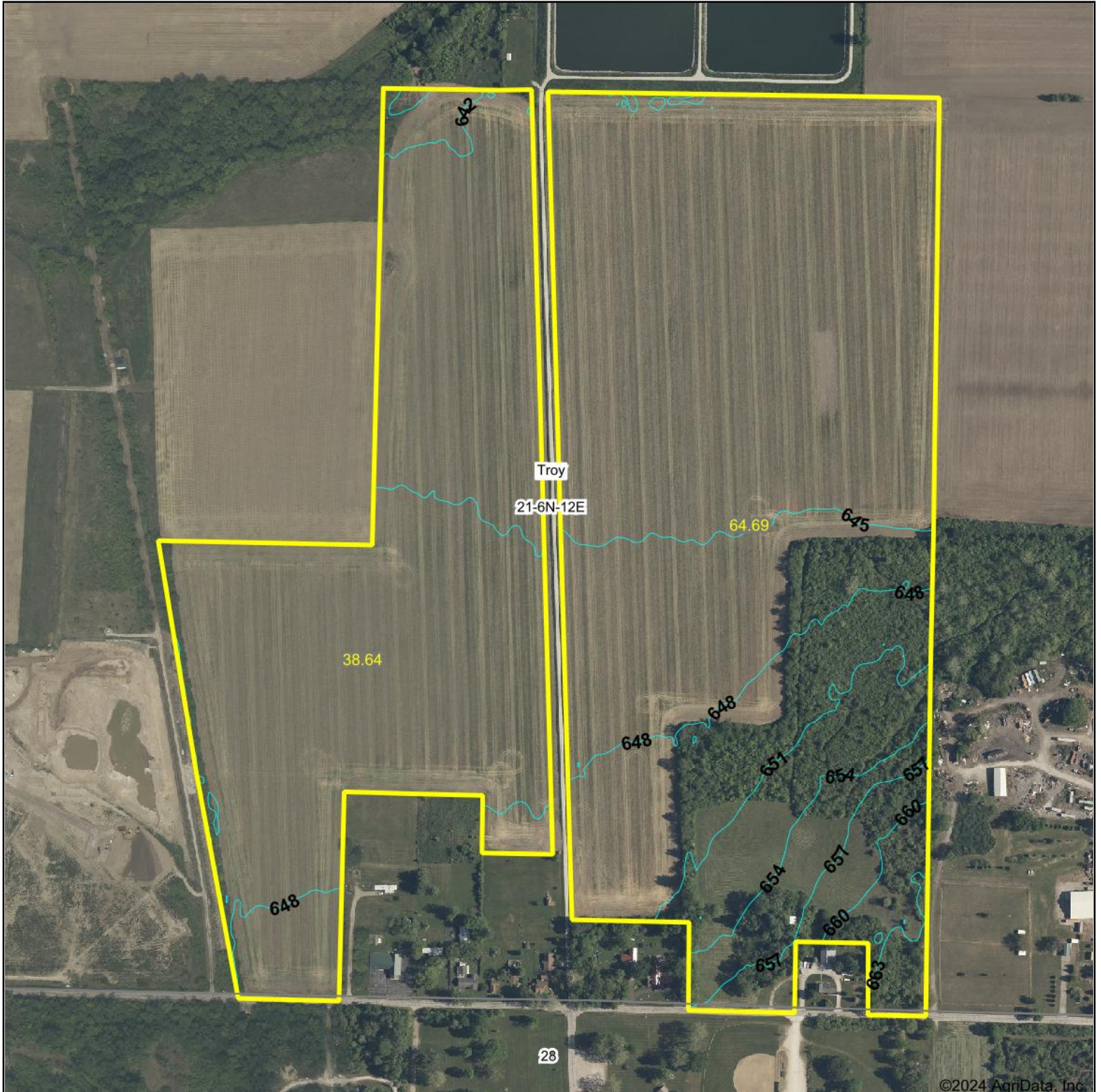
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Oats Bu	Orchardgrass AUM	Orchardgrass alfalfa hay Tons	Soybeans Bu	Winter wheat Bu	*eFOTG PI	
HoA	Hoytville clay loam, 0 to 1 percent slopes	79.03	76.5%		llw	167					52	72	83
CbB	Castalia-Marblehead complex, very stony, 0 to 6 percent slopes	8.30	8.0%		Vls		48		2.5				0
RbA	Randolph loam, 0 to 2 percent slopes	5.12	5.0%		lllw	134		6.5	4.4	38	58		73
DsA	Dunbridge-Spinks, deep to limestone, loamy fine sands, 0 to 2 percent slopes	5.01	4.8%		llls	115			3.5	35	45		53
CaA	Castalia very cobbly loam, 0 to 2 percent slopes	2.82	2.7%		Vls		50		2.5				0
MhA	Millsdale silty clay loam, 0 to 1 percent slopes	2.37	2.3%		lllw	142		6		46	62		76
SpA	Sloan silty clay loam, 0 to 1 percent slopes, frequently flooded	0.61	0.6%		lllw	130		6.5		44			78
UcE	Udorthents, loamy, 2 to 25 percent slopes	0.07	0.1%										0
<b>Weighted Average</b>					*-	<b>144</b>	<b>5.2</b>	<b>0.5</b>	<b>0.7</b>	<b>44.7</b>	<b>61.5</b>	<b>71.9</b>	

\*efotg PI: Obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)

\*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.  
 Soils data provided by USDA and NRCS.



# TOPO CONTOURS MAP - TRACTS 2 & 3



Source: USGS 3 meter dem

Interval(ft): 3.0

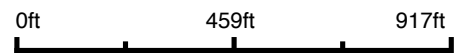
Min: 636.6

Max: 665.4

Range: 28.8

Average: 646.5

Standard Deviation: 4.27 ft



2/26/2024

21-6N-12E  
Wood County  
Ohio



Boundary Center: 41° 27' 38.61, -83° 28' 55.8



# **FSA INFORMATION**

# FSA INFORMATION

**\*Includes Some Land Not Being Sold\***

OHIO  
WOOD  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 10639  
Prepared : 2/28/24 11:48 AM CST  
Crop Year : 2024

See Page 3 for non-discriminatory Statements.

## Abbreviated 156 Farm Record

Operator Name :  
CRP Contract Number(s) : 3214A  
Recon ID : 39-173-2011-51  
Transferred From : None  
ARCPLC G/W/F Eligibility : Eligible

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
251.72	225.67	225.67	0.00	0.00	0.00	0.00	0.0	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	223.41	37.50		2.26	0.00	0.00	0.00	

### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, CORN, SOYBN	None

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	90.19	0.00	78	
Corn	119.16	0.00	146	
Soybeans	51.55	0.00	44	
<b>TOTAL</b>	<b>260.90</b>	<b>0.00</b>		

### NOTES

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Tract Number : 5007

Description : M06/04 N SIDE OF GILBERT  
FSA Physical Location : OHIO/WOOD  
ANSI Physical Location : OHIO/WOOD  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Tract does not contain a wetland  
WL Violations : None  
Owners : JAY GRIFFITH  
Other Producers : None  
Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
110.14	85.08	85.08	0.00	0.00	0.00	0.00	0.0

# FSA INFORMATION

OHIO  
WOOD  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 10639  
Prepared : 2/28/24 11:48 AM CST  
Crop Year : 2024

### Tract 5007 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	85.08	16.90	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	35.26	0.00	78
Corn	46.58	0.00	146
Soybeans	20.14	0.00	44
<b>TOTAL</b>	<b>101.98</b>	<b>0.00</b>	

### NOTES

**Tract Number** : 5035

**Description** : N06/2B SE CORNER OF JOSEPH AND BRADNER RDS  
**FSA Physical Location** : OHIO/WOOD  
**ANSI Physical Location** : OHIO/WOOD  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Wetland determinations not complete  
**WL Violations** : None  
**Owners** : MARY GRIFFITH  
**Other Producers** : None  
**Recon ID** : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
39.48	38.49	38.49	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	38.49	7.50	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	15.90	0.00	78
Corn	21.01	0.00	146
Soybeans	9.08	0.00	44
<b>TOTAL</b>	<b>45.99</b>	<b>0.00</b>	

### NOTES

# FSA INFORMATION

OHIO  
WOOD  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 10639  
Prepared : 2/28/24 11:48 AM CST  
Crop Year : 2024

**Tract Number** : 11359

**Description** : SW of Joseph Rd & Bradner Rd

**FSA Physical Location** : OHIO/WOOD

**ANSI Physical Location** : OHIO/WOOD

**BIA Unit Range Number** :

**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields

**Wetland Status** : Wetland determinations not complete

**WL Violations** : None

**Owners** : JAY GRIFFITH

**Other Producers** : None

**Recon ID** : 39-173-2012-32

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
102.10	102.10	102.10	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	99.84	13.10	2.26	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	39.03	0.00	78
Corn	51.57	0.00	146
Soybeans	22.33	0.00	44
<b>TOTAL</b>	<b>112.93</b>	<b>0.00</b>	

### NOTES

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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.

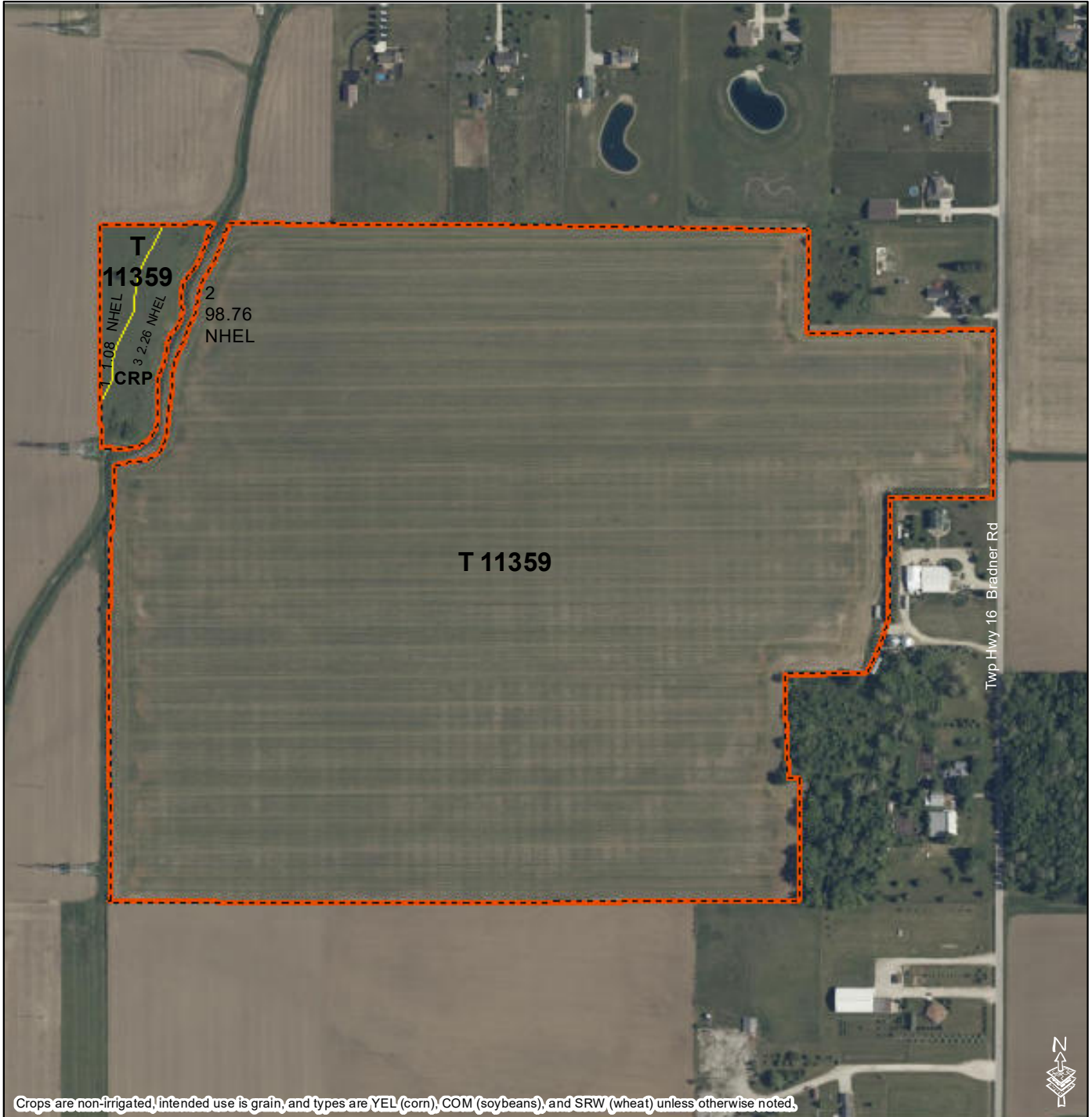
# FSA INFORMATION - TRACT 1



**Wood County, Ohio**  
 1616 E. Wooster St- Box 31  
 Bowling Green, OH 43402  
 419-352-5171 (p) 855-832-5971 (f)

2024 Program Year

Farm **10639**  
 Tract **11359**



Crops are non-irrigated, intended use is grain, and types are YEL (corn), COM (soybeans), and SRW (wheat) unless otherwise noted.

**Common Land Unit**

1:4,800

- Non-Cropland
- CRP
- Cropland
- Tract Boundary

**Wetland Determination Identifiers**

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Map Created  
 December 06, 2023

Tract Cropland Total: 102.10 acres

**NOTES:**

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USD A-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

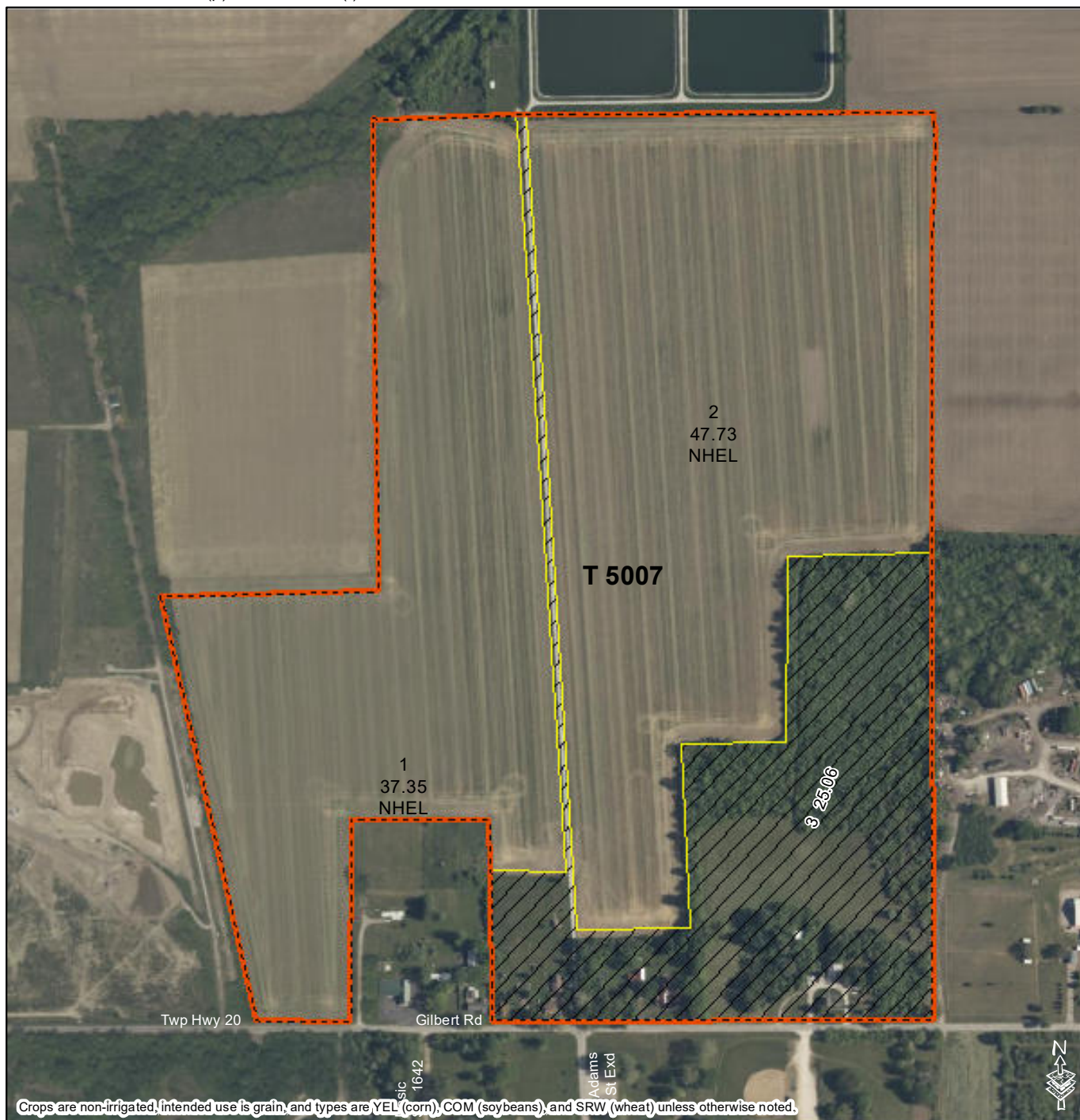
# FSA INFORMATION - TRACTS 2 & 3

**USDA** Wood County, Ohio  
 1616 E. Wooster St- Box 31  
 Bowling Green, OH 43402  
 419-352-5171 (p) 855-832-5971 (f)

2024 Program Year

Farm 10639

Tract 5007



Crops are non-irrigated, intended use is grain, and types are YEL (corn), COM (soybeans), and SRW (wheat) unless otherwise noted.

- Common Land Unit**
- Non-Cropland
  - Cropland
  - CRP
  - Tract Boundary

1:4,800

**Wetland Determination Identifiers**

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Map Created  
 December 06, 2023

Tract Cropland Total: 85.08 acres

**NOTES:**

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USD A-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



# **SEWER LINES & TILE MAPS**







# **CRP CONTRACT**

# CRP CONTRACT

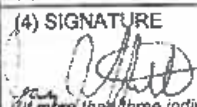
This form is available electronically.

RP-1 3-26-04)	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1. ST. & CO CODE LOCATION 39-173	2. SIGN-UP NUMBER 40 CREP
<b>CONSERVATION RESERVE PROGRAM CONTRACT</b>  <small>NOTE: The authority for collecting the following information is Pub L 107-171. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The time required to complete this information collection is estimated to average 4 minutes per response, including the time reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.</small>		3. CONTRACT NUMBER 2012 3214A	4. ACRES FOR ENROLLMENT 2.3
		5. FARM NUMBER 10639	6. TRACT NUMBER(S) 11359
COUNTY OFFICE ADDRESS (Include Zip Code) WOOD CO FARM SERVICE AGENCY 616 E WOOSTER ST. BOX 31 OWLING GREEN, OHIO 43402		8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10/1/2011 TO: (MM-DD-YYYY) 9/30/2026
TELEPHONE NUMBER (Include Area Code): 419 352 5171			

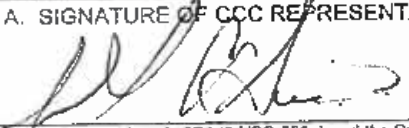
THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (who may be referred to as "the participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled "Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. **BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2 or CRP-2C, if applicable and, if applicable, CRP-15.**

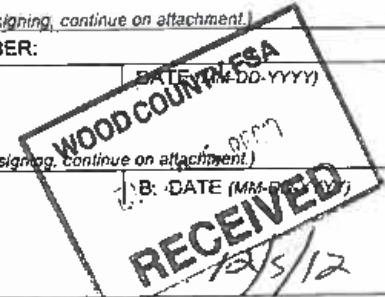
0A. Rental Rate Per Acre	\$ 195.30	11. Identification of CRP Land (See Page 2 for additional space)				
B. Annual Contract Payment	\$ 449.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
C. First Year Payment	\$ 449.00	5036	3	CP21	2.3	N/A
Item 10C applicable only to continuous signup when the first year payment is prorated.)						

## 12. PARTICIPANTS

(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): Jay Griffith 21221 Bradner Rd. Luckey, Ohio 43443	(2) SHARE 100 %	(3) SOCIAL SECURITY NUMBER: 2122
		(4) SIGNATURE  DATE (MM-DD-YYYY) 12-5-12 <small>(If more than three individuals are signing, continue on attachment.)</small>
(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE	(3) SOCIAL SECURITY NUMBER:
	%	(4) SIGNATURE DATE (MM-DD-YYYY) <small>(If more than three individuals are signing, continue on attachment.)</small>
(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE	(3) SOCIAL SECURITY NUMBER:
	%	(4) SIGNATURE DATE (MM-DD-YYYY) <small>(If more than three individuals are signing, continue on attachment.)</small>

## 13. CCC USE ONLY – Payments according to the shares are approved.

A. SIGNATURE OF CCC REPRESENTATIVE 



**NOTE:** The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985, (Pub. L. 99-198), as amended and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171) and regulations promulgated at 7 CFR Part 1410 and the Internal Revenue Code (26 USC 6109). The information requested is necessary for CCC to consider and process the offer to enter into a Conservation Reserve Program Contract, to assist in determining eligibility, and to determine the correct parties to the contract. Furnishing the requested information is voluntary. Failure to furnish the requested information will result in determination of ineligibility for certain program benefits and other financial assistance administered by USDA agency. This information may be provided to other agencies, IRS, Department of Justice, or other State and Federal Law enforcement agencies, and in response to a court magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 288, 287, 371, 641, 651, 1001; 15 USC 714m; and 31 USC 3729, may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

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Original – County Office Copy     
  Owner's Copy     
  Operator's Copy

# **TAX INFORMATION**

# TAX INFORMATION - TRACT 1

**\*Includes Land and Buildings Not Included in the Auction\***

Beacon - Wood County, OH - Report: U69-612-230000025001

3/11/24, 6:18 AM

## Summary

Parcel Number: **U69-612-230000025001**  
 Map Number: 612-2300  
 Location Address: 21221 BRADNER RD  
 Acres: 35.97  
 Legal Description: 35.97A PT COM 734.6' N SECOR SE  
 (Note: Not to be used on legal documents.)  
 Land Use: 101 - CASH - GRAIN OR GENERAL FARM  
 (Note: Land Use is for valuation purposes only. Consult the local jurisdiction for zoning and legal use.)  
 Neighborhood: 01300 - TROY TWP  
 City: UNINCORPORATED  
 Township: TROY TOWNSHIP  
 School District: EASTWOOD LSD  
 Homestead Reduction: No  
 Owner Occupancy Credit: Yes  
 Board of Revision: No

## Owners

<b>Owner</b>	<b>Tax Payer Address</b>
<a href="#">GRIFFITH JAY E &amp; JENNIFER L</a>	<a href="#">GRIFFITH JAY E &amp; GRIFFITH JENNIFER L</a>
	21221 BRADNER RD
	LUCKEY OH 43443

## Valuation

Assessed Year	2023	2022	2021	2020	2019
Land Value	\$259,100	\$212,100	\$212,100	\$212,100	\$194,900
CAUV Value	\$156,120	\$94,210	\$94,210	\$94,210	\$133,830
Improvements Value	\$387,600	\$338,400	\$338,400	\$338,400	\$275,100
<b>Total Value (Appraised 100%)</b>	<b>\$646,700</b>	<b>\$550,500</b>	<b>\$550,500</b>	<b>\$550,500</b>	<b>\$470,000</b>
Land Value	\$90,690	\$74,240	\$74,240	\$74,240	\$68,220
CAUV Value	\$54,640	\$32,970	\$32,970	\$32,970	\$46,840
Improvements Value	\$135,660	\$118,440	\$118,440	\$118,440	\$96,290
<b>Total Value (Assessed 35%)</b>	<b>\$190,300</b>	<b>\$151,410</b>	<b>\$151,410</b>	<b>\$151,410</b>	<b>\$143,130</b>

## Land

Land Type	Unit Type	Units	Effective Frontage	Actual Frontage
A0 - ROW	AC	0.5	0	0
AB - TILLABLE TYPE 2	AC	34.47	0	0
AH - HOMESITE	AC	1	0	0

## Ag Soil

Soil Type	Land Usage	Acres	Base Rate	CAUV Value
HgA	C- CROP	33.81	3490	\$117,990
MhA	C- CROP	1.16	2700	\$3,130



# TAX INFORMATION - TRACT 1

**\*Includes Land and Buildings Not Included in the Auction\***

Beacon - Wood County, OH - Report: U69-612-230000025001

3/11/24, 6:18 AM

## Dwellings

Card: 1	Exterior Wall: FRAME/SIDING
Number of Stories: 2.00	Heating: BASE
Style:	Cooling: CENTRAL
Year Built: 1997	Basement: FULL
Year Remodeled: 0	BASEMENT
Rooms: 7	Attic: NONE
Bedrooms: 4	Finished Living Area: 3560
Full Baths: 2	First Floor Area: 1870
Half Baths: 1	Upper Floor Area: 1690
Family Rooms: 1	Half Floor Area: 0
Dining Rooms: 1	Finished Basement Area: 0
Basement Garages: 0	Total Basement Area: 1870
Condition: AVERAGE	Attic Area: 0
FirePlace Stacks: 1	Fireplace Openings: 1

## Additions

Description	Base Area	Addition Code
PR1	PORCH FRAME - OPEN	268

## Improvements

Improvement Code	Description	Dimensions	Area	Year Built
155	POLE BARN, DF	80 x 54	4320	1990
186	GRAIN BIN STANDARD	22 x 27	594	1992
154	BARN FR POLE ENCL/SLAB	44 x 40	1760	2005
036	CANOPY FRAME	80 x 20	1600	2010
036	CANOPY FRAME	40 x 20	800	2010
186	GRAIN BIN STANDARD	24 x 36	864	2011
X	SHED - NO VALUE	12 x 10	120	2014

## Sales

Sale Date	Sale Price	Grantor	Grantee	No. Of Properties
1/25/2001	\$0.00	WALSTON ELLEN J TRUSTEE	GRIFFITH JAY E & JENNIFER L	1
1/25/2001	\$0.00	WALSTON ELLEN J TRUSTEE	WALSTON ELLEN J TRUSTEE	2
1/25/2001	\$0.00	WALSTON ELLEN J TRUSTEE ETAL	WALSTON ELLEN J TRUSTEE	1
1/25/2001	\$0.00	GRIFFITH JAY E & EDWIN	WALSTON ELLEN J TRUSTEE ETAL	1
1/1/1990	\$0.00		GRIFFITH JAY E & EDWIN	0

## Recent Sales In Area

Sale date range:

From:  To:

# TAX INFORMATION - TRACT 1

**\*Includes Land and Buildings Not Included in the Auction\***

Beacon - Wood County, OH - Report: U69-612-230000025001

3/11/24, 6:18 AM

## Tax History

Tax Year	Description	Amount
2023 Pay 2024	First Half Net Tax	\$3,467.37
2023 Pay 2024	First Half Special Assessment	\$45.08
2023 Pay 2024	Second Half Net Tax	\$3,467.37
2023 Pay 2024	Second Half Special Assessment	\$45.08

## Treasurer's Tax Bill

To receive more information on a specific area of the tax bill please [click here](#).

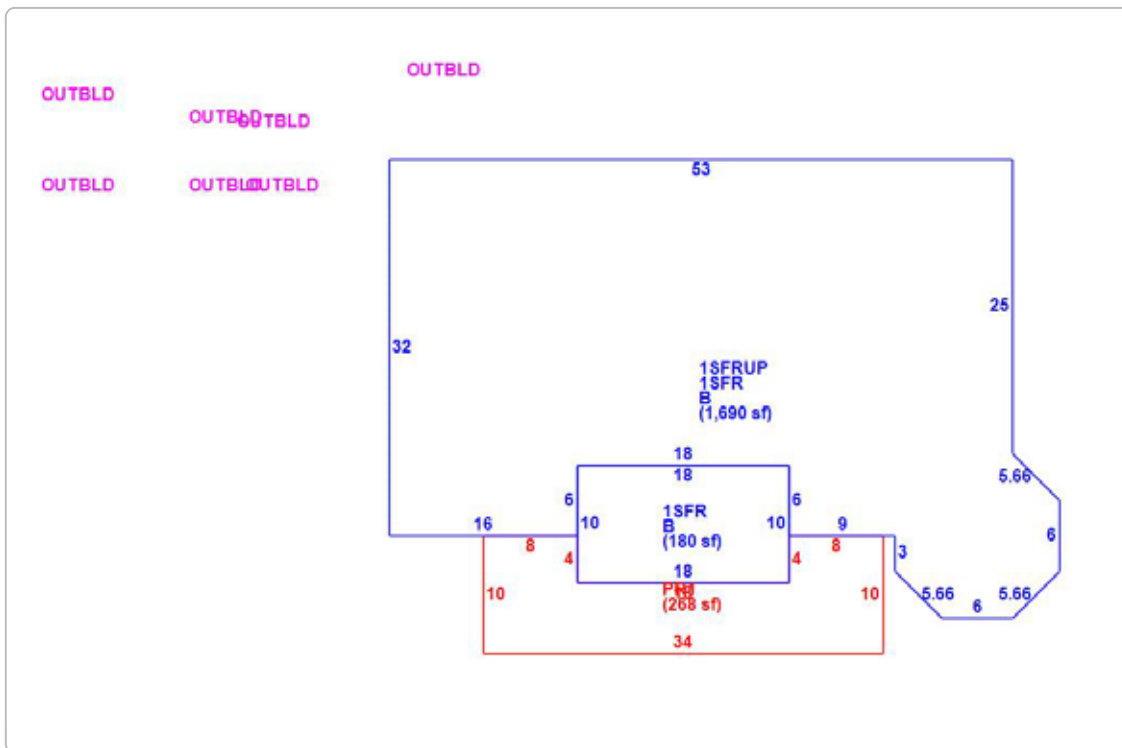
Tax Bill

Click Here to View Tax Details on the Treasurer's Site

## Payments

Tax Year	Receipt Date	Receipt Number	Description	Amount
2023 Pay 2024	2/7/2024 12:00:00 AM	103034	Payment	\$3,512.45
2022 Pay 2023	6/16/2023 12:00:00 AM	0	Legacy Payment	\$3,121.63
2022 Pay 2023	2/2/2023 12:00:00 AM	0	Legacy Payment	\$3,121.63
2021 Pay 2022	6/15/2022 12:00:00 AM	0	Legacy Payment	\$3,089.04
2021 Pay 2022	2/10/2022 12:00:00 AM	0	Legacy Payment	\$3,089.04
2020 Pay 2021	7/6/2021 12:00:00 AM	0	Legacy Payment	\$3,118.95
2020 Pay 2021	2/2/2021 12:00:00 AM	0	Legacy Payment	\$3,118.95
2019 Pay 2020	6/19/2020 12:00:00 AM	0	Legacy Payment	\$3,085.65
2019 Pay 2020	2/12/2020 12:00:00 AM	0	Legacy Payment	\$3,085.66

## Sketches



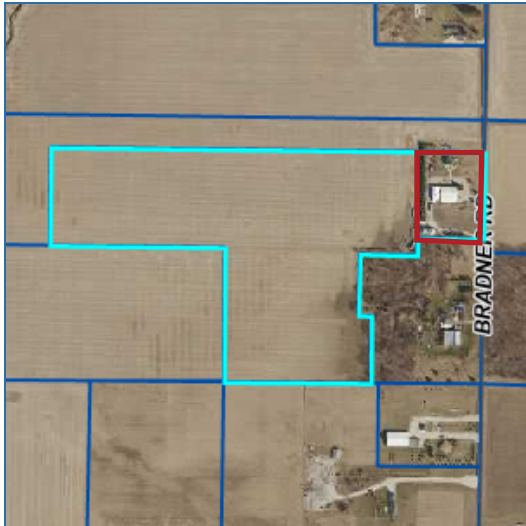
# TAX INFORMATION - TRACT 1

**\*Includes Land and Buildings Not Included in the Auction\***

Beacon - Wood County, OH - Report: U69-612-230000025001

3/11/24, 6:18 AM

## Map



## Applications

[Homestead Exemption Application \(Senior Citizens\) DTE 105A](#)

[Homestead Exemption Application \(Disabled Veterans\) DTE 105I](#)

[Owner Occupancy Application 105C](#)

No data available for the following modules: Buildings.

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[Last Data Upload: 3/11/2024, 2:27:26 AM](#)

Contact Us

Developed by



# TAX INFORMATION - TRACT 1

Beacon - Wood County, OH - Report: U69-612-230000026000

3/11/24, 6:19 AM

## Summary

Parcel Number: **U69-612-230000026000**  
 Map Number: 612-2300  
 Location Address: 0 BRADNER RD  
 Acres: 20  
 Legal Description: S1/2 SW SE  
 (Note: Not to be used on legal documents.)  
 Land Use: 101 - CASH - GRAIN OR GENERAL FARM  
 (Note: Land Use is for valuation purposes only. Consult the local jurisdiction for zoning and legal use.)  
 Neighborhood: 01300 - TROY TWP  
 City: UNINCORPORATED  
 Township: TROY TOWNSHIP  
 School District: EASTWOOD LSD  
 Homestead Reduction: No  
 Owner Occupancy Credit: No  
 Board of Revision: No

## Owners

Owner: [GRIFFITH JAY E & JENNIFER L](#)  
 Tax Payer Address: [GRIFFITH JAY E & JENNIFER L](#)  
 21221 BRADNER RD  
 LUCKEY OH 43443

## Valuation

Assessed Year	2023	2022	2021	2020	2019
Land Value	\$130,000	\$108,000	\$108,000	\$108,000	\$98,000
CAUV Value	\$69,800	\$39,400	\$39,400	\$39,400	\$62,200
Improvements Value	\$0	\$0	\$0	\$0	\$0
<b>Total Value (Appraised 100%)</b>	<b>\$130,000</b>	<b>\$108,000</b>	<b>\$108,000</b>	<b>\$108,000</b>	<b>\$98,000</b>
Land Value	\$45,500	\$37,800	\$37,800	\$37,800	\$34,300
CAUV Value	\$24,430	\$13,790	\$13,790	\$13,790	\$21,770
Improvements Value	\$0	\$0	\$0	\$0	\$0
<b>Total Value (Assessed 35%)</b>	<b>\$24,430</b>	<b>\$13,790</b>	<b>\$13,790</b>	<b>\$13,790</b>	<b>\$21,770</b>

## Land

Land Type	Unit Type	Units	Effective Frontage	Actual Frontage
AB - TILLABLE TYPE 2	AC	20	0	0

## Ag Soil

Soil Type	Land Usage	Acres	Base Rate	CAUV Value
HgA	C- CROP	20	3490	\$69,800

## Sales

Sale Date	Sale Price	Grantor	Grantee	No. Of Properties
6/2/2011	\$101,500.00	GRIFFITH EDWIN D TRUSTEE	GRIFFITH JAY E & JENNIFER L	2
8/13/2009	\$0.00	GRIFFITH EDWIN D	GRIFFITH EDWIN D TRUSTEE	2
1/25/2001	\$0.00	GRIFFITH JAY E & EDWIN D	GRIFFITH EDWIN D	1
10/11/2000	\$0.00	GRIFFITH JAY E	GRIFFITH JAY E & EDWIN D	1
3/9/1990	\$22,000.00		GRIFFITH JAY E	1

# TAX INFORMATION - TRACT 1

Beacon - Wood County, OH - Report: U69-612-230000026000

3/11/24, 6:19 AM

## Recent Sales In Area

Sale date range:

From: 03/11/2021 To: 03/11/2024

Sales by Neighborhood

1500

Feet

Sales by Distance

## Tax History

Tax Year	Description	Amount
2023 Pay 2024	First Half Net Tax	\$452.43
2023 Pay 2024	First Half Special Assessment	\$30.95
2023 Pay 2024	Second Half Net Tax	\$452.43
2023 Pay 2024	Second Half Special Assessment	\$30.95

## Treasurer's Tax Bill

To receive more information on a specific area of the tax bill please [click here](#).

Tax Bill

[Click Here to View Tax Details on the Treasurer's Site](#)

## Payments

Tax Year	Receipt Date	Receipt Number	Description	Amount
2023 Pay 2024	2/7/2024 12:00:00 AM	103186	Payment	\$483.38
2022 Pay 2023	6/16/2023 12:00:00 AM	0	Legacy Payment	\$324.31
2022 Pay 2023	2/2/2023 12:00:00 AM	0	Legacy Payment	\$324.32
2021 Pay 2022	6/15/2022 12:00:00 AM	0	Legacy Payment	\$319.94
2021 Pay 2022	2/10/2022 12:00:00 AM	0	Legacy Payment	\$319.95
2020 Pay 2021	7/6/2021 12:00:00 AM	0	Legacy Payment	\$321.56
2020 Pay 2021	2/2/2021 12:00:00 AM	0	Legacy Payment	\$321.57
2019 Pay 2020	6/19/2020 12:00:00 AM	0	Legacy Payment	\$518.43
2019 Pay 2020	2/12/2020 12:00:00 AM	0	Legacy Payment	\$518.43

# TAX INFORMATION - TRACT 1

Beacon - Wood County, OH - Report: U69-612-230000026000

3/11/24, 6:19 AM

## Map



## Applications

[Homestead Exemption Application \(Senior Citizens\) DTE 105A](#)

[Homestead Exemption Application \(Disabled Veterans\) DTE 105I](#)

[Owner Occupancy Application 105C](#)

**No data available for the following modules:** Buildings, Dwellings, Additions, Improvements, Sketches.

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# TAX INFORMATION - TRACT 1

Beacon - Wood County, OH - Report: U69-612-230000025002

3/11/24, 6:18 AM

## Summary

**Parcel Number:** U69-612-230000025002  
**Map Number:** 612-2300  
**Location Address:** 0 BRADNER RD  
**Acres:** 15  
**Legal Description:** 15A PT COM 1169.6' N SECOR SE  
(Note: Not to be used on legal documents.)  
**Land Use:** 101 - CASH - GRAIN OR GENERAL FARM  
(Note: Land Use is for valuation purposes only. Consult the local jurisdiction for zoning and legal use.)  
**Neighborhood:** 01300 - TROY TWP  
**City:** UNINCORPORATED  
**Township:** TROY TOWNSHIP  
**School District:** EASTWOOD LSD  
**Homestead Reduction:** No  
**Owner Occupancy Credit:** No  
**Board of Revision:** No

## Owners

**Owner**  
[GRIFFITH JAY E & JENNIFER L](#)  
**Tax Payer Address**  
[GRIFFITH JAY E & JENNIFER L](#)  
 21221 BRADNER RD  
 LUCKEY OH 43443

## Valuation

Assessed Year	2023	2022	2021	2020	2019
Land Value	\$97,000	\$80,600	\$80,600	\$80,600	\$73,100
CAUV Value	\$51,200	\$28,900	\$28,900	\$28,900	\$45,620
Improvements Value	\$0	\$0	\$0	\$0	\$0
<b>Total Value (Appraised 100%)</b>	<b>\$97,000</b>	<b>\$80,600</b>	<b>\$80,600</b>	<b>\$80,600</b>	<b>\$73,100</b>
Land Value	\$33,950	\$28,210	\$28,210	\$28,210	\$25,590
CAUV Value	\$17,920	\$10,120	\$10,120	\$10,120	\$15,970
Improvements Value	\$0	\$0	\$0	\$0	\$0
<b>Total Value (Assessed 35%)</b>	<b>\$17,920</b>	<b>\$10,120</b>	<b>\$10,120</b>	<b>\$10,120</b>	<b>\$15,970</b>

## Land

Land Type	Unit Type	Units	Effective Frontage	Actual Frontage
AO - ROW	AC	0.08	0	0
AS - SUBTOTAL	AC	14.92	0	0

## Ag Soil

Soil Type	Land Usage	Acres	Base Rate	CAUV Value
HgA	O- OTHER	0.08	0	\$0
HgA	O- OTHER	0.25	0	\$0
HgA	C- CROP	14.67	3490	\$51,200

## Sales

Sale Date	Sale Price	Grantor	Grantee	No. Of Properties
6/2/2011	\$101,500.00	GRIFFITH EDWIN D TRUSTEE	GRIFFITH JAY E & JENNIFER L	2
8/13/2009	\$0.00	GRIFFITH EDWIN D	GRIFFITH EDWIN D TRUSTEE	2
1/25/2001	\$0.00		GRIFFITH EDWIN D	2

# TAX INFORMATION - TRACT 1

Beacon - Wood County, OH - Report: U69-612-230000025002

3/11/24, 6:18 AM

## Recent Sales In Area

Sale date range:

From: 03/11/2021 To: 03/11/2024

Sales by Neighborhood

1500

Feet

Sales by Distance

## Tax History

Tax Year	Description	Amount
2023 Pay 2024	First Half Net Tax	\$331.87
2023 Pay 2024	First Half Special Assessment	\$22.83
2023 Pay 2024	Second Half Net Tax	\$331.87
2023 Pay 2024	Second Half Special Assessment	\$22.83

## Treasurer's Tax Bill

To receive more information on a specific area of the tax bill please [click here](#).

Tax Bill

[Click Here to View Tax Details on the Treasurer's Site](#)

## Payments

Tax Year	Receipt Date	Receipt Number	Description	Amount
2023 Pay 2024	2/7/2024 12:00:00 AM	103036	Payment	\$354.70
2022 Pay 2023	6/16/2023 12:00:00 AM	0	Legacy Payment	\$237.73
2022 Pay 2023	2/2/2023 12:00:00 AM	0	Legacy Payment	\$237.73
2021 Pay 2022	6/15/2022 12:00:00 AM	0	Legacy Payment	\$234.57
2021 Pay 2022	2/10/2022 12:00:00 AM	0	Legacy Payment	\$234.58
2020 Pay 2021	7/6/2021 12:00:00 AM	0	Legacy Payment	\$235.82
2020 Pay 2021	2/2/2021 12:00:00 AM	0	Legacy Payment	\$235.83
2019 Pay 2020	6/19/2020 12:00:00 AM	0	Legacy Payment	\$380.43
2019 Pay 2020	2/12/2020 12:00:00 AM	0	Legacy Payment	\$380.45

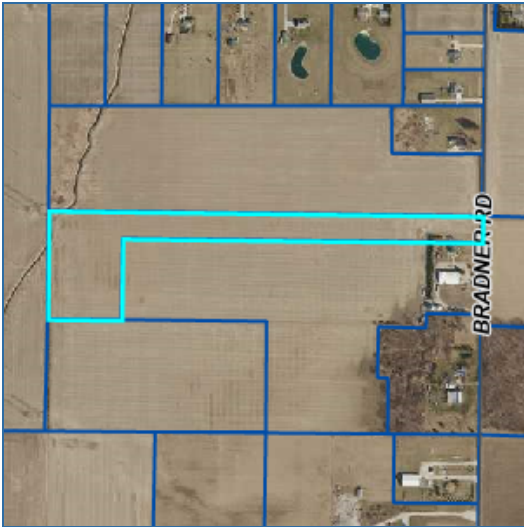


# TAX INFORMATION - TRACT 1

Beacon - Wood County, OH - Report: U69-612-230000025002

3/11/24, 6:18 AM

## Map



## Applications

[Homestead Exemption Application \(Senior Citizens\) DTE 105A](#)

[Homestead Exemption Application \(Disabled Veterans\) DTE 105I](#)

[Owner Occupancy Application 105C](#)

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# TAX INFORMATION - TRACT 1

Beacon - Wood County, OH - Report: U69-612-230000024000

3/11/24, 6:18 AM

## Summary

Parcel Number: **U69-612-230000024000**  
 Map Number: 612-2300  
 Location Address: 0 BRADNER RD  
 Acres: 36.24  
 Legal Description: S1/2 NSE LESS N290' E565'  
 (Note: Not to be used on legal documents.)  
 Land Use: 101 - CASH - GRAIN OR GENERAL FARM  
 (Note: Land Use is for valuation purposes only. Consult the local jurisdiction for zoning and legal use.)  
 Neighborhood: 01300 - TROY TWP  
 City: UNINCORPORATED  
 Township: TROY TOWNSHIP  
 School District: EASTWOOD LSD  
 Homestead Reduction: No  
 Owner Occupancy Credit: No  
 Board of Revision: No

## Owners

Owner: [GRIFFITH JAY & JENNIFER L](#)  
 Tax Payer Address: [GRIFFITH JAY E & GRIFFITH JENNIFER L](#)  
 21221 BRADNER RD  
 LUCKEY OH 43443

## Valuation

Assessed Year	2023	2022	2021	2020	2019
Land Value	\$234,100	\$194,500	\$194,500	\$194,500	\$176,500
CAUV Value	\$116,850	\$66,190	\$66,190	\$66,190	\$104,190
Improvements Value	\$0	\$0	\$0	\$0	\$0
<b>Total Value (Appraised 100%)</b>	<b>\$234,100</b>	<b>\$194,500</b>	<b>\$194,500</b>	<b>\$194,500</b>	<b>\$176,500</b>
Land Value	\$81,940	\$68,080	\$68,080	\$68,080	\$61,780
CAUV Value	\$40,900	\$23,170	\$23,170	\$23,170	\$36,470
Improvements Value	\$0	\$0	\$0	\$0	\$0
<b>Total Value (Assessed 35%)</b>	<b>\$40,900</b>	<b>\$23,170</b>	<b>\$23,170</b>	<b>\$23,170</b>	<b>\$36,470</b>

## Land

Land Type	Unit Type	Units	Effective Frontage	Actual Frontage
AO - ROW	AC	0.22	0	0
AB - TILLABLE TYPE 2	AC	36.02	0	0

## Ag Soil

Soil Type	Land Usage	Acres	Base Rate	CAUV Value
HgA	O- OTHER	0.22	0	\$0
HgA	O- OTHER	0.39	0	\$0
HgA	C- CROP	33.33	3490	\$116,320
CONS	O- OTHER	2.3	230	\$530

## Sales

Sale Date	Sale Price	Grantor	Grantee	No. Of Properties
12/30/2003	\$0.00	DAZELL ELIZABETH A	GRIFFITH JAY & JENNIFER L	1
11/13/2003	\$112,344.00	EMCH ROBERT & GLORIA TRUSTEES	DAZELL ELIZABETH A	1
2/8/2000	\$0.00	EMCH ROBERT	EMCH ROBERT & GLORIA TRUSTEES	1
10/17/1979	\$97,845.00		EMCH ROBERT	1

# TAX INFORMATION - TRACT 1

Beacon - Wood County, OH - Report: U69-612-230000024000

3/11/24, 6:18 AM

## Recent Sales In Area

Sale date range:

From:  To:

[Sales by Neighborhood](#)

[Sales by Distance](#)

## Tax History

Tax Year	Description	Amount
2023 Pay 2024	First Half Net Tax	\$757.44
2023 Pay 2024	First Half Special Assessment	\$51.30
2023 Pay 2024	Second Half Net Tax	\$757.44
2023 Pay 2024	Second Half Special Assessment	\$51.30

## Treasurer's Tax Bill

To receive more information on a specific area of the tax bill please [click here](#).

[Tax Bill](#)

[Click Here to View Tax Details on the Treasurer's Site](#)

## Payments

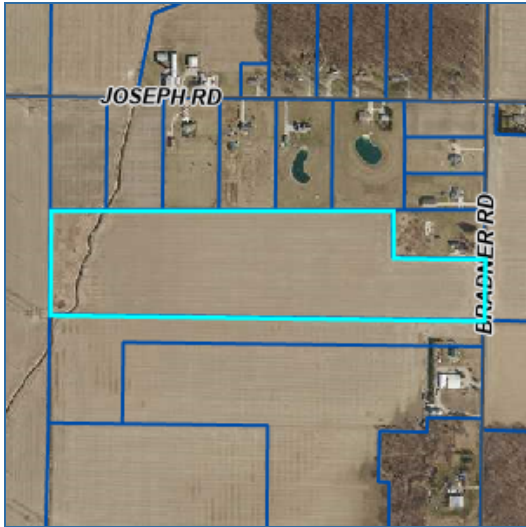
Tax Year	Receipt Date	Receipt Number	Description	Amount
2023 Pay 2024	2/7/2024 12:00:00 AM	103035	Payment	\$808.74
2022 Pay 2023	6/16/2023 12:00:00 AM	0	Legacy Payment	\$538.51
2022 Pay 2023	2/2/2023 12:00:00 AM	0	Legacy Payment	\$538.52
2021 Pay 2022	6/15/2022 12:00:00 AM	0	Legacy Payment	\$532.11
2021 Pay 2022	2/10/2022 12:00:00 AM	0	Legacy Payment	\$532.12
2020 Pay 2021	7/6/2021 12:00:00 AM	0	Legacy Payment	\$535.61
2020 Pay 2021	2/2/2021 12:00:00 AM	0	Legacy Payment	\$535.62
2019 Pay 2020	6/19/2020 12:00:00 AM	0	Legacy Payment	\$866.36
2019 Pay 2020	2/12/2020 12:00:00 AM	0	Legacy Payment	\$866.37

# TAX INFORMATION - TRACT 1

Beacon - Wood County, OH - Report: U69-612-23000024000

3/11/24, 6:18 AM

## Map



## Applications

- [Homestead Exemption Application \(Senior Citizens\) DTE 105A](#)
- [Homestead Exemption Application \(Disabled Veterans\) DTE 105I](#)
- [Owner Occupancy Application 105C](#)

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# TAX INFORMATION - PART OF TRACT 2

Beacon - Wood County, OH - Report: U69-612-210000016000

3/11/24, 6:17 AM

## Summary

Parcel Number: **U69-612-210000016000**  
 Map Number: 612-2100  
 Location Address: 0 GILBERT RD  
 Acres: 20  
 Legal Description: WPT PT SSW E OF RR  
 (Note: Not to be used on legal documents.)  
 Land Use: 101 - CASH - GRAIN OR GENERAL FARM  
 (Note: Land Use is for valuation purposes only. Consult the local jurisdiction for zoning and legal use.)  
 Neighborhood: 01300 - TROY TWP  
 City: UNINCORPORATED  
 Township: TROY TOWNSHIP  
 School District: EASTWOOD LSD  
 Homestead Reduction: No  
 Owner Occupancy Credit: No  
 Board of Revision: No

## Owners

Owner: [GRIFFITH JAY E & JENNIFER L](#)  
 Tax Payer Address: [GRIFFITH JAY E & GRIFFITH JENNIFER L](#)  
 21221 BRADNER RD  
 LUCKEY OH 43443

## Valuation

Assessed Year	2023	2022	2021	2020	2019
Land Value	\$129,200	\$107,300	\$107,300	\$107,300	\$97,400
CAUV Value	\$69,350	\$39,140	\$39,140	\$39,140	\$61,800
Improvements Value	\$0	\$0	\$0	\$0	\$0
<b>Total Value (Appraised 100%)</b>	<b>\$129,200</b>	<b>\$107,300</b>	<b>\$107,300</b>	<b>\$107,300</b>	<b>\$97,400</b>
Land Value	\$45,220	\$37,560	\$37,560	\$37,560	\$34,090
CAUV Value	\$24,270	\$13,700	\$13,700	\$13,700	\$21,630
Improvements Value	\$0	\$0	\$0	\$0	\$0
<b>Total Value (Assessed 35%)</b>	<b>\$24,270</b>	<b>\$13,700</b>	<b>\$13,700</b>	<b>\$13,700</b>	<b>\$21,630</b>

## Land

Land Type	Unit Type	Units	Effective Frontage	Actual Frontage
AO - ROW	AC	0.13	0	0
AB - TILLABLE TYPE 2	AC	19.87	0	0

## Ag Soil

Soil Type	Land Usage	Acres	Base Rate	CAUV Value
HgA	O- OTHER	0.13	0	\$0
HgA	C- CROP	19.87	3490	\$69,350

## Sales

Sale Date	Sale Price	Grantor	Grantee	No. Of Properties
4/1/1993	\$100,000.00	OESTREICH HILDA M	GRIFFITH JAY E & JENNIFER L	2
4/1/1993	\$0.00	OESTREICH HILDA M	OESTREICH HILDA M	0

# TAX INFORMATION - PART OF TRACT 2

Beacon - Wood County, OH - Report: U69-612-210000016000

3/11/24, 6:17 AM

## Recent Sales In Area

Sale date range:

From: 03/11/2021 To: 03/11/2024

Sales by Neighborhood

1500

Feet

Sales by Distance

## Tax History

Tax Year	Description	Amount
2023 Pay 2024	First Half Net Tax	\$449.46
2023 Pay 2024	First Half Special Assessment	\$34.54
2023 Pay 2024	Second Half Net Tax	\$449.46
2023 Pay 2024	Second Half Special Assessment	\$34.54

## Treasurer's Tax Bill

To receive more information on a specific area of the tax bill please [click here](#).

Tax Bill

[Click Here to View Tax Details on the Treasurer's Site](#)

## Payments

Tax Year	Receipt Date	Receipt Number	Description	Amount
2023 Pay 2024	2/7/2024 12:00:00 AM	103038	Payment	\$484.00
2022 Pay 2023	6/16/2023 12:00:00 AM	0	Legacy Payment	\$317.66
2022 Pay 2023	2/2/2023 12:00:00 AM	0	Legacy Payment	\$317.66
2021 Pay 2022	6/15/2022 12:00:00 AM	0	Legacy Payment	\$314.71
2021 Pay 2022	2/10/2022 12:00:00 AM	0	Legacy Payment	\$314.71
2020 Pay 2021	7/6/2021 12:00:00 AM	0	Legacy Payment	\$317.45
2020 Pay 2021	2/2/2021 12:00:00 AM	0	Legacy Payment	\$317.45
2019 Pay 2020	6/19/2020 12:00:00 AM	0	Legacy Payment	\$519.74
2019 Pay 2020	2/12/2020 12:00:00 AM	0	Legacy Payment	\$519.76

# TAX INFORMATION - PART OF TRACT 2

Beacon - Wood County, OH - Report: U69-612-210000016000

3/11/24, 6:17 AM

## Map



## Applications

[Homestead Exemption Application \(Senior Citizens\) DTE 105A](#)

[Homestead Exemption Application \(Disabled Veterans\) DTE 105I](#)

[Owner Occupancy Application 105C](#)

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# TAX INFORMATION - TRACT 3 & PART OF 2

Beacon - Wood County, OH - Report: U69-612-210000026000

3/11/24, 6:16 AM

## Summary

Parcel Number: **U69-612-210000026000**  
 Map Number: 612-2100  
 Location Address: 0 GILBERT RD  
 Acres: 81.8  
 Legal Description: WSE LESS PTS  
 (Note: Not to be used on legal documents.)  
 Land Use: 101 - CASH - GRAIN OR GENERAL FARM  
 (Note: Land Use is for valuation purposes only. Consult the local jurisdiction for zoning and legal use.)  
 Neighborhood: 01300 - TROY TWP  
 City: UNINCORPORATED  
 Township: TROY TOWNSHIP  
 School District: EASTWOOD LSD  
 Homestead Reduction: No  
 Owner Occupancy Credit: No  
 Board of Revision: No

## Owners

Owner: [GRIFFITH JAY E & JENNIFER L](#)  
 Tax Payer Address: [GRIFFITH JAY E & JENNIFER L](#)  
 21221 BRADNER RD  
 LUCKEY OH 43443

## Valuation

Assessed Year	2023	2022	2021	2020	2019
Land Value	\$463,500	\$383,100	\$383,100	\$383,100	\$349,700
CAUV Value	\$223,620	\$126,730	\$126,730	\$126,730	\$199,000
Improvements Value	\$500	\$500	\$500	\$500	\$400
<b>Total Value (Appraised 100%)</b>	<b>\$464,000</b>	<b>\$383,600</b>	<b>\$383,600</b>	<b>\$383,600</b>	<b>\$350,100</b>
Land Value	\$162,230	\$134,090	\$134,090	\$134,090	\$122,400
CAUV Value	\$78,270	\$44,360	\$44,360	\$44,360	\$69,650
Improvements Value	\$180	\$180	\$180	\$180	\$140
<b>Total Value (Assessed 35%)</b>	<b>\$78,450</b>	<b>\$44,540</b>	<b>\$44,540</b>	<b>\$44,540</b>	<b>\$69,790</b>

## Land

Land Type	Unit Type	Units	Effective Frontage	Actual Frontage
A0 - ROW	AC	0.13	0	0
AB - TILLABLE TYPE 2	AC	64.69	0	0
AD - TILLABLE TYPE 4	AC	9.62	0	0
A8 - WOODLAND	AC	7.36	0	0

## Ag Soil

Soil Type	Land Usage	Acres	Base Rate	CAUV Value
HgA	C- CROP	57.79	3490	\$201,690
SpA	C- CROP	0.52	2740	\$1,420
MhA	C- CROP	1.62	2700	\$4,370
CbB	W- WOODLAND	7.36	230	\$1,690
CbB	C- CROP	2.84	350	\$990
DsA	C- CROP	4.92	350	\$1,720
RbA	C- CROP	4.76	2330	\$11,090
CaA	C- CROP	1.86	350	\$650
CbB	O- OTHER	0.13	0	\$0

## Improvements

Improvement Code	Description	Dimensions	Area	Year Built
060	SHED UTILITY	30 x 20	600	1900



# TAX INFORMATION - TRACT 3 & PART OF 2

Beacon - Wood County, OH - Report: U69-612-21000026000

3/11/24, 6:16 AM

## Sales

Sale Date	Sale Price	Grantor	Grantee	No. Of Properties
8/27/1997	\$0.00	GRIFFITH JAY E	GRIFFITH JAY E & JENNIFER L	1
4/1/1993	\$100,000.00	OESTREICH HILDA M	GRIFFITH JAY E	2
4/1/1993	\$0.00	OESTREICH HILDA M	OESTREICH HILDA M	0

## Recent Sales In Area

Sale date range:

From: 03/11/2021 To: 03/11/2024

Sales by Neighborhood

1500

Feet

Sales by Distance

## Tax History

Tax Year	Description	Amount
2023 Pay 2024	First Half Net Tax	\$1,452.84
2023 Pay 2024	First Half Special Assessment	\$141.27
2023 Pay 2024	Second Half Net Tax	\$1,452.84
2023 Pay 2024	Second Half Special Assessment	\$141.27

## Treasurer's Tax Bill

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Tax Bill

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## Payments

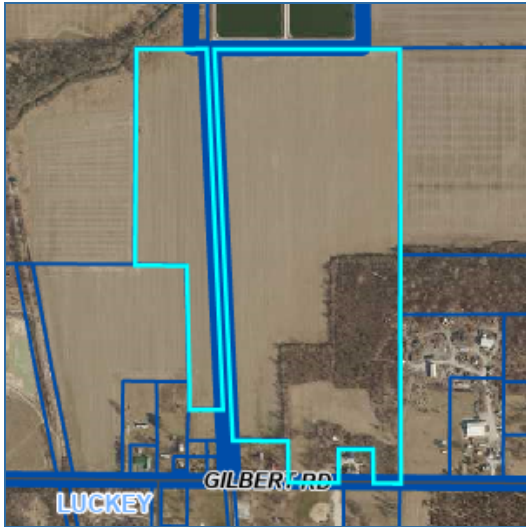
Tax Year	Receipt Date	Receipt Number	Description	Amount
2023 Pay 2024	2/7/2024 12:00:00 AM	103037	Payment	\$1,594.11
2022 Pay 2023	6/16/2023 12:00:00 AM	0	Legacy Payment	\$1,061.71
2022 Pay 2023	2/2/2023 12:00:00 AM	0	Legacy Payment	\$1,061.72
2021 Pay 2022	6/15/2022 12:00:00 AM	0	Legacy Payment	\$1,052.11
2021 Pay 2022	2/10/2022 12:00:00 AM	0	Legacy Payment	\$1,052.12
2020 Pay 2021	7/6/2021 12:00:00 AM	0	Legacy Payment	\$1,061.03
2020 Pay 2021	2/2/2021 12:00:00 AM	0	Legacy Payment	\$1,061.04
2019 Pay 2020	6/19/2020 12:00:00 AM	0	Legacy Payment	\$1,727.41
2019 Pay 2020	2/12/2020 12:00:00 AM	0	Legacy Payment	\$1,727.41

# TAX INFORMATION - TRACT 3 & PART OF 2

Beacon - Wood County, OH - Report: U69-612-21000026000

3/11/24, 6:16 AM

## Map



## Applications

[Homestead Exemption Application \(Senior Citizens\) DTE 105A](#)

[Homestead Exemption Application \(Disabled Veterans\) DTE 105I](#)

[Owner Occupancy Application 105C](#)

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TRACT 1



TRACT 1

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TRACT 1



TRACT 1



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TRACTS 2 & 3



TRACTS 2 & 3

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TRACT 2



TRACTS 2 & 3

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TRACT 3



TRACT 3

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TRACT 2

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**TRACT 3**



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