JACKSON TWP
NORTHERN SD 00200

Hardin County, Ohio
Michael T. Bacon, Auditor

21-070014.0000 AGR
H19 2026

sale

2023 WILSON J ANDREW	2013-02-19	
2024 WILSON J ANDREW	2013-02-19	
2025 WILSON J ANDREW	2013-02-19	
2026 WILSON J ANDREW	2013-02-19	PT N 1/2 S23 117.767A
CR 175 & 183	2WD	
	$0	

Eff Rate:– 38.44 — 38.71 — 38.56 — 38.57 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	199	199	199	199	0	199	199	199
Acres	117.7670	117.7670	117.7670	117.7670	117.7670			
Land100%	589490	589490	589490	589490		589490	854770	854770
Bldg100%	6510	6510	6510	6510		6510	6510	6500
Totl100%	596000t	596000t	596000t	596000t		596000t	861290t	861270t
Cauv100%	189060	189060	189060	189060		589490	854770	175180
Tax Value:								
Land 35%	66170	66170	66170	66170		66170	61310	299170
Bldg 35%	2280	2280	2280	2280		2280	2280	2280
Totl 35%	68450t	68450t	68450t	68450t		68450t	63590t	301440t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2397.52	2417.58	2408.38	2408.38	2408.38			
Cauv Sav	7047.66	4908.86	4949.92	4931.12				
Sp-Asmnt	16.00		95.08	95.08				

Ronald L & Ruth H Oates-Oates Family Revocable Living Trust 1/2 interest
210700150000 38.02a
210700160000 33.635a
210700170000 1.369a

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
61	2	2013-02-19	WILSON J ANDREW	2WD *	0	304260	3570
579	2	2012-12-19	WILSON J ANDREW ETAL	2WD	125024	304260	3570
303	2	2008-08-28	OATES RUTH H & JOHN A WI	2WD *	0	202970	0
100	2	2003-03-03	OATES RUTH H & WILSON JO	2QC *	0	167140	0
166	2	2002-04-16	OATES RUTH H & WILSON JO	2QC *	0	143260	0
705	1	1997-12-29	OATES RUTH H & JOHN A WI	1QC *	0	118740	47090
229	2	1997-06-06	OATES RUTH H & JOHN A WI	2FD *	0	118740	47090
871	1	1992-09-16		1QC *	0	0	159310

Year	Land	Bldg	Total	Net Tax
2022	29830	1740	31570	1399.62
2021	29830	1740	31570	1407.04

project		ben acres	/ %	factor
921 BLANCHARD RIVER MAINT	XA/2023			
235 KELLOGG #983 - BLANCHARD	XA/2025			

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CR 175 & TR 183

PUB PAVED ST/RD
Topo: ROLLING

Neighborhood:
Code: 2000
Dwl/Gar/NC% 1.6000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	Flat Barn		38X72	2736		D	OLD/FR	26270	.80	.50	2630
2	Shed		28X48	1344		D	OLD/FR	12900	.70		3870

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-	32.5060	8740	284100	2550	82890
C	2	BOB	BLOUNT SILT LOAM, 2	13.5168	8370	113140	2230	30140
C	14	GWB	GLYNWOOD SILT LOAM	4.0678	7830	31850	1630	6630
C	15	GYB2	GLYNWOOD CLAY LOAM	18.9813	7280	138180	1110	21070
C	16	GYC2	GLYNWOOD CLAY LOAM	10.7732	6890	74230	870	9370
C	30	MRD2	MORLEY CLAY LOAM 12	4.6702	6770	31620	630	2940
C	39	PM	PEWAMO SILTY CLAY L	.3641	9410	3430	3450	1260
C	44	SA	SARANAC SLTY CLAY L	6.1852	9270	57340	2660	16450
C	51	WSTL	WASTE LAND	6.5000	170	1110	50	330
W	1	BOA	BLOUNT SILT LOAM 0-	5.5717	5230	29140	230	1280
W	2	BOB	BLOUNT SILT LOAM, 2	.3195	4540	1450	230	70
W	14	GWB	GLYNWOOD SILT LOAM	.0181	4100	70	230	
W	15	GYB2	GLYNWOOD CLAY LOAM	.6465	2650	1710	230	150
W	39	PM	PEWAMO SILTY CLAY L	.0342	7790	270	230	10
W	16	GYC2	GLYNWOOD CLAY LOAM	1.2379	2120	2620	230	290
W	44	SA	SARANAC SLTY CLAY L	1.9151	5570	10670	230	440
	980	ROAD	ROAD	2.3763				
C	15	GYB2	GLYNWOOD CLAY LOAM	.2882	7280	2100	230	70
C	16	GYC2	GLYNWOOD CLAY LOAM	.2163	6890	1490	230	50
C	44	SA	SARANAC SLTY CLAY L	7.5786	9270	70250	230	1740

117.767		854770	(100%)	175180
		299170	(35%)	61310

CAUV # 255

Call Back: Sign: PSN Date: 2015-11-05 Lister:

21-070014.0000-v082020R