

00270

sale

2021 NICHELSON KEITH DAVID
2022 NICHELSON KEITH DAVID
2023 NICHELSON KEITH DAVID
2024 NICHELSON KEITH DAVID
0207 CR 80
ALGER OH 45812

2005-02-18
2005-02-18
2005-02-18
2005-02-18 PT S2 SW4 S6 16.33A
1WD
\$0

Orig Tax Year 2006
Parent: 28-060009.0000

2025 NICHELSON KEITH DAVID &
0207 CR 80
ALGER OH 45812

2024-06-24
1WD

Eff Rate:- 45.38 — 42.84 — 38.85 — 37.53 — a/r

Tax Year 2021 2022 2023 2024
Prop Cls 110 110 110 110
Acres 16.3300 16.3300 16.3300 16.3300
Land100% 77830 77830 85140 85140
Bldg100% 0 0 0 0
Totl100% 77830t 77830t 85140t 85140t
Cauv100% 8830 8830 24860 24860

Tax Value:
Land 35% 3090 3090 8700 8700
Bldg 35% 0 0 0 0
Totl 35% 3090t 3090t 8700t 8700t
Hmstd35% 29800 29800 29800t 29800t
Owner 0c
Hmstd RB
Net Tax 127.02 119.94 309.26 299.26
Cauv Sav 992.70 937.34 750.04 725.80
Sp-Asmnt 16.66 20.66 20.66 28.47

CAMA
110
85130
85130t
24850

280600350000 5.235a
280600360000 6.081a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
289	1	2024-06-24	NICHELSON KEITH DAVID	& L 1WD *	0	85140	0
52	1	2005-02-18	NICHELSON KEITH DAVID	1WD *	0	85140	0

Year	Land	Bldg	Total	Net Tax
2020	3090	0	3090	128.82
2019	6290	0	6290	240.80

p r o j e c t		ben acres	/ %	factor
171	COTTONWOOD JT. DITCH #958 -			XA/2024
902	MAIN DISTRICT CONSERVANCY			XA/2024
577	OTTAWA RIVER PROJECT MAINT			XA/2021
910	COTTONWOOD CONSERVANCY			XA/2024

0207 CR 80 45812

PUB PAVED ST/RD

Neighborhood:
Code: 2800
Dwl/Gar/NC% 1.2000

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	1.7123	6030	10330	2660	4560
C 2	BOB BLOUNT SILT LOAM, 2	2.0723	5770	11960	2360	4890
C 15	GYB2 GLYNWOOD CLAY LOAM	12.5172	5020	62840	1230	15400
980	ROAD ROAD	.0282				

16.33 85130 (100%) 24850 CAUV # 3356
29800 (35%) 8700

Call Back: Sign: PSN Date: 2015-05-12 Lister: 28-060034.0000-v082020R