MCDONALD TWP
BENJAMIN LOGAN SD 00310

Hardin County, Ohio
Michael T. Bacon, Auditor

32-100003.0000 AGR
E66 2026

sale

2023 HENSEL RODNEY	2022-04-21	
2024 HENSEL RODNEY	2022-04-21	
2025 REED DOUGLAS R	2024-09-05	
2026 REED DOUGLAS R	2024-09-05 13181	40.00A
CR 180	1WD	
	$292,000	

Eff Rate:– 41.40 — 41.78 — 40.51 — 40.51 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	110	110	110	110	0	110	110	110
Acres	40.0000	40.0000	40.0000	40.0000	40.0000			
Land100%	241000	241000	241000	241000		241000	349430	349430
Bldg100%				0				
Totl100%	241000t	241000t	241000t	241000t		241000t	349430t	349430t
Cauv100%	112970	112970	112970	112970		241000	349430	107400
Tax Value:								
Land 35%	39540	39540	39540	39540		39540	37590	122300
Bldg 35%								0
Totl 35%	39540t	39540t	39540t	39540t		39540t	37590t	122300t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1490.54	1505.38	1458.74	1458.74	1458.74			
Cauv Sav	2302.02	1689.24	1706.06	1653.16				
Sp-Asmnt	58.28	58.28	58.28	58.28				

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
373	1	2024-09-05	REED DOUGLAS R	1WD		292000	241000	0
185	1	2022-04-21	HENSEL RODNEY	1		288000	220570	0
435	1	2013-09-19	ALBERSMEYER DALE R & IRIS	1WD	*	0	124770	0
225	1	2012-05-29	ALBERSMEYER IRIS Y	1WD	*	76000	124770	0
432	2	2011-10-25	ALBERSMEYER IRIS Y ETAL	2TD	*	0	90690	0

Year	Land	Bldg	Total	Net Tax
2022	20330	0	20330	822.92
2021	20330	0	20330	845.24

p r o j e c t		ben acres	/ %	factor
227 REED #979 - LITTLE MIAMI	XA/2025			

CR 180

PUB PAVED ST/RD

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

Tab #		S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	13.3367	8740	116560	2550	34010
C 6	DEA	DEL RAY SILT LOAM 0	10.6394	8530	90750	2260	24050
C 19	KAB	KENDALLVILLE SILT L	.4797	8410	4030	1990	960
C 26	MF	MILFORD SILTY CLAY	1.6745	10010	16760	3680	6160
C 39	PM	PEWAMO SILTY CLAY L	12.1864	9410	114670	3450	42040
W 26	MF	MILFORD SILTY CLAY	.8000	8320	6660	230	180
980	ROAD	ROAD	.8833				
			40		349430	(100%)	107400
					122300	(35%)	37590

CAUV # 3575

Call Back: Sign: PSN Date: 2014-10-28 Lister:

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