

WASHINGTON TWP  
NORTHERN SD

00400

Hardin County, Ohio  
Michael T. Bacon, Auditor

43-040007.0000  
D01

AGR  
2025

sale

Eff Rate:- 49.61 — 39.31 — 39.59 — 39.44 — a/r

2022 PINE ROW FARMS LLC	2021-12-30
2023 PINE ROW FARMS LLC	2021-12-30
2024 PINE ROW FARMS LLC	2021-12-30
2025 PINE ROW FARMS LLC	2021-12-30 PT E 1/2 SE 1/4 4
CR 14	6QC 68.558A
DUNKIRK OH 45836	\$0

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	111	111	110	110	110	110
Acres	71.5000	71.5000	68.5580	68.5580	68.5580	
Land100%	419340	459460	433710	433710	212540	433700
Bldg100%	138310				0	
Totl100%	557660t	459460t	433710t	433710t	212540t	433700t
Cauv100%	129140	212510	212540	212540		212540
Tax Value:						
Land 35%	45200	74380	74390	74390	74390	151800
Bldg 35%	48410					0
Totl 35%	93610t	74380t	74390t	74390t	74390t	151800t
Hmstd35%	49960					
Owner Oc	58.76					
Hmstd RB	382.62					
Net Tax	3762.36	2645.84	2668.50	2658.08	2658.08	
Cauv Sav	4561.20	3074.44	2776.84	2766.00		
Sp-Asmnt	295.42	217.03	203.54	230.52		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
585	6	2021-12-30	PINE ROW FARMS LLC	6QC *	0	419340	138310
Year	Land	Bldg	Total	Net Tax			
2021	45200	48410	93610	3781.84			
2020	45200	48410	93610	3796.96			

project	ben acres	/	%	factor
110 HOG CREEK MAINLINE - HOG CR.	XA/2025			
114 WEBER - HOG CREEK	XA/2025			
119 DITCH 28 - HOG CREEK	XA/2025			
577 OTTAWA RIVER PROJECT MAINT	XA/2021			

CR 14 45836

PUB ELECTRIC  
PRIV WATER  
PRIV SEWER  
PUB PAVED ST/RD

Neighborhood:  
Code: 4300  
Dwl/Gar/NC% 1.2100

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	11.8055	6030	71190	2660	31400
C 2	BOB BLOUNT SILT LOAM, 2	15.8863	5770	91660	2360	37490
C 5	CO COLWOOD LOAM	2.4223	7950	19260	4430	10730
C 14	GWB GLYNWOOD SILT LOAM	2.8885	5400	15600	1750	5060
C 20	KBA KIBBIE LOAM, 0-3% S	13.0573	6570	85790	3460	45180
C 26	MF MILFORD SILTY CLAY	19.8217	6900	136770	3800	75320
C 39	PM PEWAMO SILTY CLAY L	2.0678	6490	13420	3560	7360
W 26	MF MILFORD SILTY CLAY	.0019	5740	10	1910	
980	ROAD ROAD	.6067				
0		.0000				

68.558 433700 (100%) 212540 CAUV # 4442  
151800 ( 35%) 74390

Call Back: Sign: PSN Date: 2017-06-21 Lister: 43-040007.0000-v082020R