WASHINGTON TWP
NORTHERN SD 00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-040007.0000 AGR
D01 2026

sale

2023 PINE ROW FARMS LLC	2021-12-30	
2024 PINE ROW FARMS LLC	2021-12-30	
2025 PINE ROW FARMS LLC	2021-12-30	
2026 PINE ROW FARMS LLC	2021-12-30 PT E 1/2 SE 1/4 4	
CR 14	6QC 68.558A	
	$0	
DUNKIRK OH 45836		

Eff Rate: – 39.31 — 39.59 — 39.44 — 39.44 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	110	110	110	0	110	110	110
Acres	71.5000	68.5580	68.5580	68.5580	68.5580			
Land100%	459460	433710	433710	433710		433710	629030	629040
Bldg100%				0				
Totl100%	459460t	433710t	433710t	433710t		433710t	629030t	629040t
Cauv100%	212510	212540	212540	212540		433710	629030	204680
Tax Value:								
Land 35%	74380	74390	74390	74390		74390	71640	220160
Bldg 35%								0
Totl 35%	74380t	74390t	74390t	74390t		74390t	71640t	220160t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2645.84	2668.50	2658.08	2658.08	2658.08			
Cauv Sav	4561.20	3074.44	2776.84	2766.00				
Sp-Asmnt	217.03	203.54	230.52	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
2022	45200	48410	93610	3762.36
2021	45200	48410	93610	3781.84

p r o j e c t		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% 1.5300

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-	11.8055	8740	103180	2550	30100
C	2	BOB	BLOUNT SILT LOAM, 2	15.8863	8370	132970	2230	35430
C	5	CO	COLWOOD LOAM	2.4223	11530	27930	4390	10630
C	14	GWB	GLYNWOOD SILT LOAM	2.8885	7830	22620	1630	4710
C	20	KBA	KIBBIE LOAM, 0-3% S	13.0573	9530	124440	3350	43740
C	26	MF	MILFORD SILTY CLAY	19.8217	10010	198420	3680	72940
C	39	PM	PEWAMO SILTY CLAY L	2.0678	9410	19460	3450	7130
W	26	MF	MILFORD SILTY CLAY	.0019	8320	20	230	
	980	ROAD	ROAD	.6067				
				68.558		629040	(100%)	204680
						220160	(35%)	71640

CAUV # 4442

Call Back: Sign: PSN Date: 2017-06-21 Lister:

43-040007.0000-v082020R