WASHINGTON TWP
NORTHERN SD 00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-050023.0000 AGR
E14.01 2025

sale

2022	WAGNER MATTHEW J	2020-02-13
2023	WAGNER MATTHEW J	2020-02-13
2024	WAGNER MATTHEW J	2020-02-13
2025	WAGNER MATTHEW J	2020-02-13 NE4 SW4 S5 38.848A
	0507 TR 89	1WD
		$225,318
	ADA OH 45810	

Orig Tax Year 2013
Parent: 43-050006.0000

2027	WAGNER MATTHEW J	2026-06-01
	0507 TR 89	1QC
	ADA OH 45810	

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

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	110	110	110	110	110	110
Acres	38.9400	38.9400	38.9400	38.9400	38.9400	
Land100%	203430	222310	222310	222310	91290	222300
Bldg100%				0		
Totl100%	203430t	222310t	222310t	222310t	91290t	222300t
Cauv100%	41000	91290	91290	91290		91290
Tax Value:						
Land 35%	14350	31950	31950	31950	31950	77810
Bldg 35%						0
Totl 35%	14350t	31950t	31950t	31950t	31950t	77810t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	644.40	1136.52	1146.12	1141.64	1141.64	
Cauv Sav	2552.96	1631.32	1645.06	1638.64		
Sp-Asmnt	27.92	25.89	18.10	25.69		

ACREAGE CHANGE BY NEW SURVERY

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
244	1	2026-06-01	WAGNER MATTHEW J	1QC *	0	222310	0
61	1	2020-02-13	WAGNER MATTHEW J	1WD	225318	203430	0
180	1	2013-04-17	GOBBLERS KNOB FARM LLC	1WD *	0	0	0
554	1	2012-12-05	HAWK EDWARD D ETAL	1WD	48675	0	0

Year	Land	Bldg	Total	Net Tax
2021	14350	0	14350	647.76
2020	14350	0	14350	650.34

p r o j e c t		ben acres	/ %	factor
110 HOG CREEK MAINLINE - HOG CR.	XA/2025			
119 DITCH 28 - HOG CREEK	XA/2025			
921 BLANCHARD RIVER MAINT	XA/2023			
577 OTTAWA RIVER PROJECT MAINT	XA/2021			

0507 TR 89 45810

PUB PAVED ST/RD
Topo: ROLLING

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-	2.8692	6030	17300	2660	7630
C 2	BOB	BLOUNT SILT LOAM, 2	25.9692	5770	149840	2360	61290
C 14	GWB	GLYNWOOD SILT LOAM	6.4032	5400	34580	1750	11210
C 39	PM	PEWAMO SILTY CLAY L	3.1108	6490	20190	3560	11070
W 1	BOA	BLOUNT SILT LOAM 0-	.1001	3610	360	770	80
W 2	BOB	BLOUNT SILT LOAM, 2	.0102	3130	30	470	10
980	ROAD	ROAD	.4773				
			38.94		222300	(100%)	91290
					77810	(35%)	31950

CAUV # 4235

Call Back: Sign: PSN Date: 2015-09-15 Lister: 43-050023.0000-v082020R