WASHINGTON TWP
NORTHERN SD 00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-050023.0000 AGR
E14.01 2026

sale

2023 WAGNER MATTHEW J	2020-02-13	
2024 WAGNER MATTHEW J	2020-02-13	
2025 WAGNER MATTHEW J	2020-02-13	
2026 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

2028 WAGNER MATTHEW J	2026-06-01	
0507 TR 89	1QC	
ADA OH 45810		

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	110	110	110	110	0	110	110	110
Acres	38.9400	38.9400	38.9400	38.9400	38.9400			
Land100%	222310	222310	222310	222310		222310	322430	322420
Bldg100%				0				
Totl100%	222310t	222310t	222310t	222310t		222310t	322430t	322420t
Cauv100%	91290	91290	91290	91290		222310	322430	86420
Tax Value:								
Land 35%	31950	31950	31950	31950		31950	30250	112850
Bldg 35%								0
Totl 35%	31950t	31950t	31950t	31950t		31950t	30250t	112850t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1136.52	1146.12	1141.64	1141.64	1141.64			
Cauv Sav	2552.96	1631.32	1645.06	1638.64				
Sp-Asmnt	25.89	18.10	25.69	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
2022	14350	0	14350	644.40
2021	14350	0	14350	647.76

project		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	8740	25080	2550	7320
C 2	BOB	BLOUNT SILT LOAM, 2	25.9692	8370	217360	2230	57910
C 14	GWB	GLYNWOOD SILT LOAM	6.4032	7830	50140	1630	10440
C 39	PM	PEWAMO SILTY CLAY L	3.1108	9410	29270	3450	10730
W 1	BOA	BLOUNT SILT LOAM 0-	.1001	5230	520	230	20
W 2	BOB	BLOUNT SILT LOAM, 2	.0102	4540	50	230	
980	ROAD	ROAD	.4773				
			38.94		322420	(100%)	86420
					112850	(35%)	30250

CAUV # 4235

Call Back: Sign: PSN Date: 2015-09-15 Lister:

43-050023.0000-v082020R