

WASHINGTON TWP
NORTHERN SD

00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-070007.0000
G11

AGR
2025

sale

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

2022	JAMES WILLIAM E II &	2017-12-26		
2023	JAMES WILLIAM E II &	2017-12-26		
2024	JAMES WILLIAM E II &	2017-12-26		
2025	JAMES WILLIAM E II & CY	2017-12-26	N 1/2 SW 1/4 7 78.326A	
	1450 CR 75		2WD	
	ADA OH 45810	\$800,000		

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	199	199	199	199	110
Acres	78.3260	78.3260	78.3260	78.3260	
Land100%	462170	498140	498140	498140	498150
Bldg100%	400				0
Totl100%	462570t	498140t	498140t	498140t	498150t
Cauv100%	166230	269090	269090	269090	269080
Tax Value:					
Land 35%	58180	94180	94180	94180	174350
Bldg 35%	140				0
Totl 35%	58320t	94180t	94180t	94180t	174350t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2618.96	3350.14	3378.42	3365.22	
Cauv Sav	4651.48	2851.78	2875.84	2864.60	
Sp-Asmnt	121.79	99.91	81.78	111.14	

LE LENA MAE & IVAN E VERHOFF
430700080000 37.718a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
538	2	2017-12-26	JAMES WILLIAM E II & CYNT	2WD	800000	461570	400
547	2	2017-12-14	ELWOOD JAMES ETAL	2QC *	0	461570	400
546	2	2017-12-14	ELWOOD JAMES ETAL	2CT *	0	461570	400
269	2	2014-05-28	ELWOOD JAMES ETAL	2CT *	0	253510	710
268	7	2014-05-28	ELWOOD GREGORY M	7CT *	0	253510	710
479	2	2012-11-30	FOREVER FORD LLC	2QC *	0	253510	710
478	2	2012-11-30	VERHOFF LENA MAE & IVAN E	2QC *	0	253510	710
159	2	2011-04-25	ELWOOD JAMES ETAL	2CT *	0	187170	1110
443	2	2004-09-22	ELWOOD JAMES ETAL	2CT *	0	139430	1200
315	4	1996-05-29	ELWOOD JAMES ETAL	4WD *	17786	96910	910
314	4	1996-05-29	ELWOOD JAMES ETAL	4WD *	17786	96910	910
419	1	1995-05-19	ELWOOD JAMES ETAL	WD	17610	96910	910
769	0	1987-09-04		*	0	0	123230

Year	Land	Bldg	Total	Net Tax
2021	58180	140	58320	2632.56
2020	58180	140	58320	2643.02

Project	ben acres	/ %	factor
110 HOG CREEK MAINLINE - HOG CR.			XA/2025
115 IRETON - HOG CREEK			XA/2025
119 DITCH 28 - HOG CREEK			XA/2025
577 OTTAWA RIVER PROJECT MAINT			XA/2021

1450 CR 75 45810

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-	1.3071	6030	7880	2660	3480
C 20	KBA KIBBIE LOAM, 0-3% S	2.4077	6570	15820	3460	8330
C 24	MAB MARTINSVILLE LOAM,	12.4228	6110	75900	3080	38260
C 26	MF MILFORD SILTY CLAY	57.4110	6900	396140	3800	218160
W 24	MAB MARTINSVILLE LOAM,	.0625	5390	340	2080	130
W 26	MF MILFORD SILTY CLAY	.2978	5740	1710	1910	570
C 51	WSTL WASTE LAND	3.0000	120	360	50	150
980	ROAD ROAD	1.4171				
0		.0000				

78.326 498150 (100%) 269080 CAUV # 642
174350 (35%) 94180

Call Back: Sign: PSN Date: 2015-09-15 Lister: 43-070007.0000-v082020R