WASHINGTON TWP
NORTHERN SD 00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-080003.0000 AGR
H03 2026

sale

2023 J T FARMS LIMITED	2022-05-19	
2024 M & D FARM HOLDINGS L	2023-01-20	
2025 M & D FARM HOLDINGS L	2023-01-20	
2026 M & D FARM HOLDINGS LLC	2023-01-20	NW 1/4 NE 1/4 8 39.25A
CR 14	2WD	
	$1,415,000	

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	199	199	199	199	0	199	199	110
Acres	39.2500	39.2500	39.2500	39.2500	39.2500			
Land100%	233400	233400	233400	233400		233400	338370	338360
Bldg100%				0				
Totl100%	233400t	233400t	233400t	233400t		233400t	338370t	338360t
Cauv100%	103710	103710	103710	103710		233400	338370	99420
Tax Value:								
Land 35%	36300	36300	36300	36300		36300	34800	118430
Bldg 35%								0
Totl 35%	36300t	36300t	36300t	36300t		36300t	34800t	118430t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1291.26	1302.14	1297.06	1297.06	1297.06			
Cauv Sav	2549.38	1614.58	1628.22	1621.86				
Sp-Asmnt	70.51	62.56	78.46	78.46				

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
21	2	2023-01-20	M & D FARM HOLDINGS LLC	2WD	1415000	213660	110
242	2	2022-05-19	J T FARMS LIMITED	2WD	1384000	213660	110
130	2	2018-03-29	RINDLER DEREK S	2WD	820743	213660	110
230	2	2017-05-19	TURNER CRAI A & JACQUELIN	2SD	800000	152510	510
210	2	2017-05-10	ROWLEY LINDA D TRUSTEE	2CT *	0	152510	510
659	2	1997-11-14	STANLEY S EILEEN TRUST E	2WD *	0	44260	1600

Year	Land	Bldg	Total	Net Tax
2022	18010	40	18050	810.56
2021	18010	40	18050	814.78

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

CR 14

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-	26.4215	8740	230920	2550	67380
C 2	BOB	BLOUNT SILT LOAM, 2	3.9616	8370	33160	2230	8830
C 6	DEA	DEL RAY SILT LOAM 0	2.0341	8530	17350	2260	4600
C 19	KAB	KENDALLVILLE SILT L	2.0813	8410	17500	1990	4140
C 26	MF	MILFORD SILTY CLAY	.4659	10010	4660	3680	1720
C 39	PM	PEWAMO SILTY CLAY L	2.8634	9410	26940	3450	9880
C 52	PKA	PEWAMO SICL 0-1% SL	.8322	9410	7830	3450	2870
980	ROAD	ROAD	.5900				
			39.25		338360	(100%)	99420
					118430	(35%)	34800

CAUV # 4499

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

43-080003.0000-v082020R