WASHINGTON TWP
NORTHERN SD 00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-160001.0000 AGR
BB03 2026

sale

2023 MCKINSTRY LESLIE E &	2011-10-26	
2024 SPENCER HIGHLAWN LAND	2023-03-30	
2025 SPENCER HIGHLAWN LAND	2023-03-30	
2026 SPENCER HIGHLAWN LAND C	2023-03-30	PT NW 1/4 PCL A 16
CR 95	1WD	111.64A
	$1,880,880	
2027 SPENCER HIGHLAWN LAND C	2025-05-22	
CR 95	1CT	

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	110.6400	110.6400	110.6400	110.6400	110.6400	111.6400	111.6400	
Land100%	638660	638660	638660	638660		638660	925830	925840
Bldg100%				0				
Totl100%	638660t	638660t	638660t	638660t		638660t	925830t	925840t
Cauv100%	281710	281710	281710	281710		638660	925830	270120
Tax Value:								
Land 35%	98600	98600	98600	98600		98600	94540	324040
Bldg 35%								0
Totl 35%	98600t	98600t	98600t	98600t		98600t	94540t	324040t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	3507.38	3536.96	3523.14	3523.14	3523.14			
Cauv Sav	6991.14	4443.96	4481.48	4463.98				
Sp-Asmnt	568.68	539.86	401.64	401.64				

ENGINEER OFFICE SET UP NEW PARCEL FOR A POSSIBLE TITLE ISSUE FOR 1 ACRE SCHOOL LOT. JUST ADDED THE PARCEL TO THIS PARCEL SINCE IT SOLD AND IS IN THE 110.64 ACRES.
431600140000 1.00a

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
230	1	2025-05-22	SPENCER HIGHLAWN LAND CO	1CT *	0	638660	0
229	1	2025-05-22	LOPRESTO THOMAS MARITAL E	1CT *	0	638660	0
121	1	2023-03-30	SPENCER HIGHLAWN LAND CO	1WD	1880880	584630	0
435	1	2011-10-26	MCKINSTRY LESLIE E &	1TD *	0	253430	0
434	1	2011-10-26	MCKINSTRY LESLIE E &	1CT *	0	253430	0
5	1	2003-01-03	STAMBAUGH RICHARD E	1FD *	0	188430	0
823	0	1986-10-07		*	0	0	282110

Year	Land	Bldg	Total	Net Tax
2022	48940	0	48940	2197.74
2021	48940	0	48940	2209.14

project			ben acres	/ %	factor
110	HOG CREEK MAINLINE - HOG CR.	XA/2025			
115	IRETON - HOG CREEK	XA/2025			
118	MCKINSTRY - HOG CREEK	XA/2025			
122	VAUGHN - HOG CREEK	XA/2025			
577	OTTAWA RIVER PROJECT MAINT	XA/2021			

CR 95

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-	105.8916	8740	925490	2550	270020
C 51	WSTL	WASTE LAND	2.0853	170	350	50	100
980	ROAD	ROAD	3.6631				
			111.64		925840	(100%)	270120
					324040	(35%)	94540

CAUV # 199

Call Back: Sign: PSN Date: 2015-09-23 Lister: 43-160001.0000-v082020R