WASHINGTON TWP
NORTHERN SD 00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-180004.0000 AGR
DD16 2025

sale

2022	MIDWEST OHIO FARMS LL	2012-12-10
2023	MIDWEST OHIO FARMS LL	2012-12-10
2024	MIDWEST OHIO FARMS LL	2012-12-10
2025	MIDWEST OHIO FARMS LLC	2012-12-10 E 1/2 SE 1/4 18 75.37A
	SR I1 & TR 85	1WD
		$0

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

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	199	199	199	199	199
Acres	75.3700	75.3700	75.3700	75.3700	
Land100%	447460	489260	489260	489260	489250
Bldg100%				0	
Totl100%	447460t	489260t	489260t	489260t	489250t
Cauv100%	149340	260490	260490	260490	260480
Tax Value:					
Land 35%	52270	91170	91170	91170	171240
Bldg 35%					0
Totl 35%	52270t	91170t	91170t	91170t	171240t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2347.30	3243.06	3270.44	3257.66	
Cauv Sav	4685.58	2848.24	2872.26	2861.04	
Sp-Asmnt	68.64	68.64	47.12	68.26	

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Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
488	5	2012-12-10	MIDWEST OHIO FARMS LLC	1WD *	0	257570	3230
83	2	2003-02-24	ANTHONY JANET L	2WD	660510	138430	13860

Year	Land	Bldg	Total	Net Tax
2021	52270	0	52270	2359.46
2020	52270	0	52270	2368.84

p r o j e c t		ben acres	/ %	factor
110 HOG CREEK MAINLINE - HOG CR.	XA/2025			
115 IRETON - HOG CREEK	XA/2025			
577 OTTAWA RIVER PROJECT MAINT	XA/2021			

1

2

SR 81 & TR 85

PUB PAVED ST/RD

Neighborhood:
Code: 4300
Dwl/Gar/NC% 1.2100

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	Grain Bin	*PP	18X22	396		C	1983FR	0			0
2	Grain Bin	*PP 0	21X24	504		C	1978FR	0			0

Tab #		S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	4.8213	6030	29070	2660	12830
C 2	BOB	BLOUNT SILT LOAM, 2	1.8313	5770	10570	2360	4320
C 6	DEA	DEL RAY SILT LOAM 0	4.8801	5880	28690	2370	11570
C 26	MF	MILFORD SILTY CLAY	58.0255	6900	400380	3800	220500
C 39	PM	PEWAMO SILTY CLAY L	3.1509	6490	20450	3560	11220
C 51	WSTL	WASTE LAND	.7086	120	90	50	40
980	ROAD	ROAD	1.9523				
			75.37		489250	(100%)	260480
					171240	(35%)	91170

CAUV # 3783

Call Back: Sign: PSN Date: 2015-09-23 Lister: 43-180004.0000-v082020R