

WASHINGTON TWP
NORTHERN SD

00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-190001.0000
EE01

AGR
2025

sale

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

2022 WAGNER GARY L & NADIN	2002-04-09	
2023 WAGNER GARY L & NADIN	2002-04-09	
2024 WAGNER JASON E TRUSTEE	2023-11-03	
2025 WAGNER JASON E TRUSTEE	2023-11-03	PT N2 NW4 S19 61.316A
CR 75	4FD	
	\$0	

Tax Year	2022	2023	2024	2025	
Prop Cls	110	110	110	110	CAMA
Acres	61.3160	61.3160	61.3160	61.3160	110
Land100%	371000	405570	405570	405570	405570
Bldg100%					0
Totl100%	371000t	405570t	405570t	405570t	405570t
Cauv100%	123940	216890	216890	216890	216880
Tax Value:					
Land 35%	43380	75910	75910	75910	141950
Bldg 35%					0
Totl 35%	43380t	75910t	75910t	75910t	141950t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1948.06	2700.26	2723.02	2712.40	
Cauv Sav	3883.12	2349.14	2369.00	2359.72	
Sp-Asmnt	179.81	549.39	533.42	121.88	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
468	4	2023-11-03	WAGNER JASON E TRUSTEE	4FD *	0	405570	0
152	4	2002-04-09	WAGNER GARY L & NADINE T	4OC *	0	106000	51490
51	4	2002-02-06	WAGNER GARY L	4OC *	0	106000	51490
355	4	1997-08-29	WAGNER GARY LYNN & DOROT	4CT *	0	80290	41170
233	1	1989-03-30		1WD	64000	0	111310
232	1	1989-03-30		1UN *	0	0	111310

Year	Land	Bldg	Total	Net Tax
2021	43380	0	43380	1958.18
2020	43380	0	43380	1965.96

project	ben acres	/	%	factor
110 HOG CREEK MAINLINE - HOG CR.				XA/2025
121 TIGHE - HOG CREEK				XA/2025
289 SEARSON DITCH				XA/2025
577 OTTAWA RIVER PROJECT MAINT				XA/2021

CR 75 45836

PRIV WATER
PRIV SEWER
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-	3.9182	6030	23630	2660	10420
C 2	BOB BLOUNT SILT LOAM, 2	4.3998	5770	25390	2360	10380
C 20	KBA KIBBIE LOAM, 0-3% S	.5380	6570	3530	3460	1860
C 26	MF MILFORD SILTY CLAY	38.1691	6900	263370	3800	145040
C 52	PKA PEWAMO SICL 0-1% SL	13.8120	6490	89640	3560	49170
C 51	WSTL WASTE LAND	.0947	120	10	50	10
980	ROAD ROAD	.3842				

61.316 405570 (100%) 216880 CAUV # 4570
141950 (35%) 75910

Call Back: Sign: PSN Date: 2015-09-23 Lister: 43-190001.0000-v082020R