

WASHINGTON TWP
NORTHERN SD

00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-210009.0000
GG04

AGR
2025

sale

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

2022 SPENCER HIGHLAWN LAND	2020-05-14
2023 SPENCER HIGHLAWN LAND	2020-05-14
2024 SPENCER HIGHLAWN LAND	2020-05-14
2025 SPENCER HIGHLAWN LAND C	2020-05-14 SE4 SW4 S21 75.00A
CR 95	3WD SEE PCL 43-210009.01 FOR
	\$1,000,000 REST OF SPECIAL ASSESMEN

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	75.0000	75.0000	75.0000	75.0000	
Land100%	412660	450890	450890	450890	450890
Bldg100%					0
Totl100%	412660t	450890t	450890t	450890t	450890t
Cauv100%	118090	221830	221830	221830	221840
Tax Value:					
Land 35%	41330	77640	77640	77640	157810
Bldg 35%					0
Totl 35%	41330t	77640t	77640t	77640t	157810t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1856.00	2761.78	2785.08	2774.22	
Cauv Sav	4629.92	2851.80	2875.86	2864.62	
Sp-Asmnt	230.25	483.35	464.95	489.84	

432100130000 40.00a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
202	3	2020-05-14	SPENCER HIGHLAWN LAND CO	3WD	1000000	412660	0
258	4	2016-06-27	OHIO NORHTERN UNIVERSITY	4WD *	0	294600	0
256	4	2016-06-22	LUDWIG GARY R ETAL	4CT *	0	294600	0
218	3	2004-05-24	LUDWIG JAMES M	3FD *	0	141630	45740
217	8	2004-05-24	LUDWIG JAMES M TRUSTEE	8AF *	0	141630	45740
104	8	2001-03-12	LUDWIG HELEN A & JAMES M	8QC *	0	127860	43630
624	7	1999-11-12	LUDWIG HELEN A	7CT *	0	127860	43630
1185	3	1992-12-29		3QC *	0	0	128510

Year	Land	Bldg	Total	Net Tax
2021	41330	0	41330	1865.62
2020	41330	0	41330	1873.06

Project		ben acres	/ %	factor
110	HOG CREEK MAINLINE - HOG CR.			
115	IRETON - HOG CREEK			
117	LUDWIG - HOG CREEK			
118	MCKINSTRY - HOG CREEK			
122	VAUGHN - HOG CREEK			
577	OTTAWA RIVER PROJECT MAINT			

CR 95 45810

PUB ELECTRIC
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-	20.5821	6030	124110	2660	54750
C 2	BOB BLOUNT SILT LOAM, 2	3.4759	5770	20060	2360	8200
C 6	DEA DEL RAY SILT LOAM 0	4.8228	5880	28360	2370	11430
C 19	KAB KENDALLVILLE SILT L	3.2383	5800	18780	2090	6770
C 38	PA PATTON SILTY CLAY L	5.4055	6170	33350	3070	16600
C 39	PM PEWAMO SILTY CLAY L	4.6340	6490	30070	3560	16500
C 52	PKA PEWAMO SICL 0-1% SL	30.2066	6490	196040	3560	107540
C 51	WSTL WASTE LAND	1.0000	120	120	50	50
980	ROAD ROAD	1.6348				

75 450890 (100%) 221840 CAUV # 199
157810 (35%) 77640

Call Back: Sign: PSN Date: 2015-09-23 Lister: 43-210009.0000-v082020R