WASHINGTON TWP
NORTHERN SD 00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-210009.0000 AGR
GG04 2026

sale

2023 SPENCER HIGHLAWN LAND	2020-05-14	
2024 SPENCER HIGHLAWN LAND	2020-05-14	
2025 SPENCER HIGHLAWN LAND	2020-05-14	
2026 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 ASSESSMEN

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	75.0000	75.0000	75.0000	75.0000	75.0000			
Land100%	450890	450890	450890	450890		450890	653740	653750
Bldg100%				0				
Totl100%	450890t	450890t	450890t	450890t		450890t	653740t	653750t
Cauv100%	221830	221830	221830	221830		450890	653740	213770
Tax Value:								
Land 35%	77640	77640	77640	77640		77640	74820	228810
Bldg 35%								0
Totl 35%	77640t	77640t	77640t	77640t		77640t	74820t	228810t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2761.78	2785.08	2774.22	2774.22	2774.22			
Cauv Sav	4629.92	2851.80	2875.86	2864.62				
Sp-Asmnt	483.35	464.95	489.84	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
268	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
2022	41330	0	41330	1856.00
2021	41330	0	41330	1865.62

p r o j e c t		ben acres	/ %	factor
110 HOG CREEK MAINLINE - HOG CR.	XA/2025			
115 IRETON - HOG CREEK	XA/2025			
117 LUDWIG - 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 45810

PUB ELECTRIC
PRIV WATER
PRIV SEWER
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-	20.5821	8740	179890	2550	52480
C 2	BOB	BLOUNT SILT LOAM, 2	3.4759	8370	29090	2230	7750
C 6	DEA	DEL RAY SILT LOAM 0	4.8228	8530	41140	2260	10900
C 19	KAB	KENDALLVILLE SILT L	3.2383	8410	27230	1990	6440
C 38	PA	PATTON SILTY CLAY L	5.4055	8950	48380	2950	15950
C 39	PM	PEWAMO SILTY CLAY L	4.6340	9410	43610	3450	15990
C 52	PKA	PEWAMO SICL 0-1% SL	30.2066	9410	284240	3450	104210
C 51	WSTL	WASTE LAND	1.0000	170	170	50	50
980	ROAD	ROAD	1.6348				
			75		653750	(100%)	213770
					228810	(35%)	74820

CAUV # 199

Call Back: Sign: PSN Date: 2015-09-23 Lister:

43-210009.0000-v082020R