

WASHINGTON TWP  
NORTHERN SD

00400

Hardin County, Ohio  
Michael T. Bacon, Auditor

43-210017.0000  
GG09

AGR  
2025

sale

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

2022	HEFNER DAVID R	2005-12-30	
2023	HEFNER DAVID R	2005-12-30	
2024	HEFNER DAVID R	2005-12-30	
2025	HEFNER DAVID R	2005-12-30	S2 SE4 S21 78.484A
	3507 TR 105	3WD	SEE PCL 43-210017.01 FOR
	DOLA OH 45835	\$1,700,000	REST OF SPECIAL ASSESSMEN

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	199	199	199	199	199
Acres	78.4840	78.4840	78.4840	78.4840	
Land100%	447030	488510	488510	488510	488510
Bldg100%	27400	32890	32890	32890	32880
Totl100%	474430t	521400t	521400t	521400t	521390t
Cauv100%	134230	247860	247860	247860	247870
Tax Value:					
Land 35%	46980	86750	86750	86750	170980
Bldg 35%	9590	11510	11510	11510	11510
Totl 35%	56570t	98260t	98260t	98260t	182490t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2540.40	3495.28	3524.76	3511.00	
Cauv Sav	4916.40	2996.22	3021.48	3009.68	
Sp-Asmnt	289.20	442.22	421.83	425.25	

Orig Tax Year 2004  
Parent: 43-210006.0000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
856	3	2005-12-30	HEFNER DAVID R	3WD	1700000	160630	294030
167	4	2003-04-09	KALMBACH SWINE MANAGEMEN	4WD	1200000	0	0

Year	Land	Bldg	Total	Net Tax
2021	46980	9590	56570	2553.56
2020	46980	9590	56570	2563.72

Project		ben acres	/ %	factor
110	HOG CREEK MAINLINE - HOG CR.			XA/2025
115	IRETON - HOG CREEK			XA/2025
116	JACOBS - HOG CREEK			XA/2025
118	MCKINSTRY - HOG CREEK			XA/2025
180	WILLEKE DITCH - HOG CREEK			XA/2025
577	OTTAWA RIVER PROJECT MAINT			XA/2021

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3507 TR 105 45835

PUB PAVED ST/RD

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

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 Pole Build		50X90	4500		C	2009AV	54000	.40		32400
2 Shed		10X20	200		D	OLD/PR	1920	.75		480

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	7.5603	6030	45590	2660	20110
C 2	BOB BLOUNT SILT LOAM, 2	12.6978	5770	73270	2360	29970
C 19	KAB KENDALLVILLE SILT L	1.9365	5800	11230	2090	4050
C 38	PA PATTON SILTY CLAY L	9.1546	6170	56480	3070	28110
C 52	PKA PEWAMO SICL 0-1% SL	46.5224	6490	301930	3560	165620
C 51	WSTL WASTE LAND	.0914	120	10	50	10
980	ROAD ROAD	.5210				

78.484 488510 (100%) 247870 CAUV # 3395  
170980 ( 35%) 86750

Call Back: Sign: PSN Date: 2015-09-23 Lister: 43-210017.0000-v082020R