

WASHINGTON TWP
NORTHERN SD

00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-300001.0000
R02

AGR
2025

sale

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

2022	KRONER MARGARET ANN E	2021-09-02			
2023	KRONER MARGARET ANN E	2021-09-02			
2024	KRONER MARGARET ANN E	2021-09-02			
2025	KRONER MARGARET ANN ETA	2021-09-02	W2 S30	236.181A	
	4390 CR 75		LWD		
	ADA OH 45810				\$343,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	199	199	199	199	199
Acres	236.1810	236.1810	236.1810	236.1810	
Land100%	1324430	1447290	1447290	1447290	1447290
Bldg100%	20830	29140	29140	29140	29140
Totl100%	1345260t	1476430t	1476430t	1476430t	1476430t
Cauv100%	377110	710570	710570	710570	710580
Tax Value:					
Land 35%	131990	248700	248700	248700	506550
Bldg 35%	7290	10200	10200	10200	10200
Totl 35%	139280t	258900t	258900t	258900t	516750t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	6254.66	9209.52	9287.22	9250.96	
Cauv Sav	14889.36	9172.18	9249.56	9213.42	
Sp-Asmnt	403.70	403.70	355.06	417.52	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
462	1	2021-09-02	KRONER MARGARET ANN ETAL	LWD	343000	1324430	20830
389	1	2021-08-02	KRONER MARGARET ANN ETAL	LWD *	0	1324430	20830
182	1	2019-05-13	KRONER MARGARET ANN ETAL	1CT *	0	1324460	20830
46	3	2012-02-16	KRONER MARGARET ANN ETAL	3CT *	0	720660	16740
582	2	2004-12-15	KRONER MARGARET ANN ETAL	2AF *	0	405340	76000
454	2	2001-10-18	TIGHE THOMAS H ETAL	2WD *	0	363140	104510

Year	Land	Bldg	Total	Net Tax
2021	131990	7290	139280	6287.08
2020	131990	7290	139280	6312.10

project	ben acres	/	%	factor
110 HOG CREEK MAINLINE - HOG CR.				XA/2025
113 SHANKS - HOG CREEK				XA/2025
120 STOLL - HOG CREEK				XA/2025
121 TIGHE - HOG CREEK				XA/2025
577 OTTAWA RIVER PROJECT MAINT				XA/2021

1

4

3

2

4390
CR 75
45810

PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Neighborhood:	
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	1	100X58	5800		C	1970AV		69600	.65		24360
2 Crib/Grana	1	100X30	3000		D	OLD/FR		24000	.70	.50	3600
3 Silo	*NV	10X50	500			OLD/		0			0
4 Shed		17X24	408		D	OLD/FR		3920	.70		1180

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	88.6205	6030	534380	2660	235730
C 6	DEA DEL RAY SILT LOAM 0	2.0488	5880	12050	2370	4860
C 26	MF MILFORD SILTY CLAY	34.4968	6900	238030	3800	131090
C 52	PKA PEWAMO SICL 0-1% SL	87.2915	6490	566520	3560	310760
W 1	BOA BLOUNT SILT LOAM 0-	5.1219	3610	18490	770	3940
W 52	PKA PEWAMO SICL 0-1% SL	14.4860	5370	77790	1670	24190
C 51	WSTL WASTE LAND	.2399	120	30	50	10
980	ROAD ROAD	3.8756				

236.181 1447290 (100%) 710580 CAUV # 279
 506550 (35%) 248700