

WASHINGTON TWP
NORTHERN SD

00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-320023.0000
T19

AGR
2025

sale

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

2022 MUSSELMAN NANCY J ETA	2020-11-16
2023 MUSSELMAN NANCY J ETA	2020-11-16
2024 MUSSELMAN NANCY J ETA	2020-11-16
2025 MUSSELMAN NANCY J ETAL	2024-10-02 S1/2 NE1/4 & PT W1/2 NW1/4
CR 95	3AF 4 NE1/4 S32 88.373A
	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	88.3730	88.3730	88.3730	88.3730	
Land100%	489940	535310	535310	535310	535310
Bldg100%					0
Totl100%	489940t	535310t	535310t	535310t	535310t
Cauv100%	132060	255460	255460	255460	255450
Tax Value:					
Land 35%	46220	89410	89410	89410	187360
Bldg 35%					0
Totl 35%	46220t	89410t	89410t	89410t	187360t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2075.60	3180.46	3207.30	3194.78	
Cauv Sav	5625.06	3484.24	3513.64	3499.92	
Sp-Asmnt	616.92	481.58	463.63	542.37	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
439	3	2024-10-02	MUSSELMAN NANCY J ETAL	3AF *	0	535310	0
472	3	2020-11-16	MUSSELMAN NANCY J ETAL	3AF *	0	489940	0
69	3	2019-03-05	MUSSELMAN NANCY J ETAL	3CT *	0	489940	0
185	3	2010-05-19	MUSSELMAN NANCY J ETAL	3QC *	0	201570	1490
184	3	2010-05-19	WILSON MILDRED R	3FD *	0	201570	1490
	1	1998-11-06	WILSON FAMILY TRUST	1QC *	0	103600	2200
298	1	1994-04-18	WILSON MILDRED R	1QC *	0	103600	85800

Year	Land	Bldg	Total	Net Tax
2021	46220	0	46220	2086.36
2020	46220	0	46220	2094.66

project	ben acres	/ %	factor
108 PRATT - HOG CREEK			XA/2025
110 HOG CREEK MAINLINE - HOG CR.			XA/2025
120 STOLL - HOG CREEK			XA/2025
181 BAMBERG - HOG CREEK			XA/2025
577 OTTAWA RIVER PROJECT MAINT			XA/2021

CR 95

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-	33.6930	6030	203170	2660	89620
C 2	BOB BLOUNT SILT LOAM, 2	8.4104	5770	48530	2360	19850
C 52	PKA PEWAMO SICL 0-1% SL	38.0487	6490	246940	3560	135450
W 1	BOA BLOUNT SILT LOAM 0-	2.2587	3610	8150	770	1740
W 2	BOB BLOUNT SILT LOAM, 2	.1494	3130	470	470	70
W 52	PKA PEWAMO SICL 0-1% SL	5.2242	5370	28050	1670	8720
980	ROAD ROAD	.5886				

88.373 535310 (100%) 255450 CAUV # 126
187360 (35%) 89410

Call Back: Sign: PSN Date: 2015-09-17 Lister: 43-320023.0000-v082020R