

WASHINGTON TWP  
NORTHERN SD

00400

Hardin County, Ohio  
Michael T. Bacon, Auditor

43-340002.0000  
V04

AGR  
2025

sale

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

2022 SHELDON LOIS ANN	1991-01-02
2023 SHELDON LOIS ANN	1991-01-02
2024 SHELDON LOIS ANN	1991-01-02
2025 SHELDON KURT A ETAL	2024-12-05 E2 NW4 SW4 NE4 & NW4 SE4
TR 64	ICT S34 150.994A
	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	150.9940	150.9940	150.9940	150.9940	
Land100%	798230	872260	872260	872260	872250
Bldg100%					0
Totl100%	798230t	872260t	872260t	872260t	872250t
Cauv100%	195290	392310	392310	392310	392300
Tax Value:					
Land 35%	68350	137310	137310	137310	305290
Bldg 35%					0
Totl 35%	68350t	137310t	137310t	137310t	305290t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	3069.40	4884.36	4925.56	4906.32	
Cauv Sav	9476.72	5975.34	6025.76	6002.22	
Sp-Asmnt	495.24	729.76	703.54	755.96	

2026 SHELDON KURT A ETAL	2025-03-13
TR 64	ISD

433400060000	40.00a						
433400080000	35.00a						
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
112	1	2025-03-13	SHELDON KURT A ETAL	ISD *	0	872260	0
526	1	2024-12-05	SHELDON KURT A ETAL	ICT *	0	872260	0
3	1	1991-01-02		1UN *	0	0	165200

Year	Land	Bldg	Total	Net Tax
2021	68350	0	68350	3085.32
2020	68350	0	68350	3097.58

p r o j e c t		ben acres	/ %	factor
110	HOG CREEK MAINLINE - HOG CR.			XA/2025
328	MILLER DITCH - HOG CREEK			XA/2025
577	OTTAWA RIVER PROJECT MAINT			XA/2021

TR 64

PUB UNIMPORTANT 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-	10.3602	6030	62470	2660	27560
C 2	BOB BLOUNT SILT LOAM, 2	74.3930	5770	429250	2360	175570
C 15	GYB2 GLYNWOOD CLAY LOAM	7.4107	5020	37200	1230	9120
C 16	GYC2 GLYNWOOD CLAY LOAM	4.0191	4750	19090	1050	4220
C 52	PKA PEWAMO SICL 0-1% SL	48.6736	6490	315890	3560	173280
W 1	BOA BLOUNT SILT LOAM 0-	.0047	3610	20	770	
W 2	BOB BLOUNT SILT LOAM, 2	.1074	3130	340	470	50
W 15	GYB2 GLYNWOOD CLAY LOAM	.0198	1830	40	230	10
W 52	PKA PEWAMO SICL 0-1% SL	1.4638	5370	7860	1670	2450
C 51	WSTL WASTE LAND	.7357	120	90	50	40
980	ROAD ROAD	1.3160				
970	DROW DITCH RIGHT OF WAY	2.4900				

150.994 872250 (100%) 392300 CAUV # 4655  
305290 ( 35%) 137310

Call Back: Sign: PSN Date: 2015-09-18 Lister: 43-340002.0000-v082020R