WASHINGTON TWP
NORTHERN SD 00400

Hardin County, Ohio
Michael T. Bacon, Auditor

43-370024.0000 COM
MM01 2026

sale

2023 PINE ROW FARMS LLC	2021-12-30		
2024 PINE ROW FARMS LLC	2021-12-30		
2025 PINE ROW FARMS LLC	2021-12-30		
2026 PINE ROW FARMS LLC	2021-12-30	SCHOOL LAND	.075A
MAIN ST	6QC		
	$0		

Eff Rate:– 48.66 — 48.98 — 48.88 — 48.89 — a/r

	2023	2024	2025	2026	2026	2027	CAMA
Tax Year							
Prop Cls	400	400	400	400	400	400	400
Acres	.0800	.0800	.0800	.0800			
Land100%	400	400	400	400	400	490	480
Bldg100%				0			
Totl100%	400t	400t	400t	400t	400t	490t	480t
Cauv100%							
Tax Value:							
Land 35%	140	140	140	140	140	170	170
Bldg 35%							0
Totl 35%	140t	140t	140t	140t	140t	170t	170t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	6.82	6.86	6.84	6.84			
Sp-Asmnt	3.00	3.00	3.00	3.00			

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
585	6	2021-12-30	PINE ROW FARMS LLC	6QC	*	0	230	0
349	2	2002-08-21	BOEHM FRANKLIN	2QC	*	0	540	0
538	6	2001-12-19	BOEHM FRANKLIN ETAL	6CT	*	0	540	0

Year	Land	Bldg	Total	Net Tax
2022	80	0	80	4.16
2021	80	0	80	4.14

p r o j e c t		ben acres	/ %	factor
592 EAGLE CREEK MAINT HANCOCK CO	XA/2018			
125 HYDRAULIC - BLANCHARD	XA/2025			
921 BLANCHARD RIVER MAINT	XA/2023			

MAIN

Neighborhood:
Code: 4444
Dwl/Gar/NC% 1.2000
lot/hmsite% 1.2000
res-ag:lnd% 1.2000
ag-t:c/p/w% 1.2000
ag-t:other% 1.2000
ag:outbldg% 1.2000

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
small acreage	.0800				5000	5000	400	480

Call Back: Sign: PSN Date: 2015-09-22 Lister:

43-370024.0000-v082020R