

MCDONALD USV RHD FIRE DISTRICT

00305

Hardin County, Ohio  
Michael T. Bacon, Auditor

45-290003.0000  
F12

AGR  
2025

sale

Eff Rate:- 44.45 — 40.66 — 39.34 — 39.29 — a/r

2022 COX ALLEN REED	2008-06-24	
2023 COX ALLEN REED	2008-06-24	
2024 COX ALLEN REED	2008-06-24	
2025 COX ALLEN REED	2008-06-24	10310 ETC 61.155A
TR 39	1WD	
	\$60,000	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	61.1550	61.1550	61.1550	61.1550	
Land100%	229830	251260	251260	251260	251270
Bldg100%					0
Totl100%	229830t	251260t	251260t	251260t	251270t
Cauv100%	27910	72690	72690	72690	72690
Tax Value:					
Land 35%	9770	25440	25440	25440	87940
Bldg 35%					0
Totl 35%	9770t	25440t	25440t	25440t	87940t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	393.34	945.80	916.56	915.30	
Cauv Sav	2845.12	2323.60	2251.78	2248.70	
Sp-Asmnt	32.06	32.06	74.12	74.12	

2027 COX MARSHA D	2026-01-15	
TR 39	2CT	

2013 duplicate combined parcels  
452900430000 1.372A

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
22	2	2026-01-15	COX MARSHA D	2CT *	0	251260	0
327	1	2008-06-24	COX ALLEN REED	1WD	60000	58310	970
234	1	2008-06-24	COX ALLEN REED ETAL	1CT *	0	58310	970
895	0	1987-10-21		*	0	0	123710

Year	Land	Bldg	Total	Net Tax
2021	9770	0	9770	415.72
2020	9770	0	9770	421.44

Project  
902 MAIN DISTRICT CONSERVANCY XA/2025 ben acres / % factor

TR 39 43310

PUB PAVED ST/RD  
Topo: ROLLING

Neighborhood:  
Code: 3100  
Dwl/Gar/NC% 1.1800

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 2	BOB BLOUNT SILT LOAM, 2	12.1668	5770	70200	2360	28710
C 14	GWB GLYNWOOD SILT LOAM	12.1519	5400	65620	1750	21270
C 16	GYC2 GLYNWOOD CLAY LOAM	.5879	4750	2790	1050	620
W 2	BOB BLOUNT SILT LOAM, 2	22.4393	3130	70240	470	10550
W 14	GWB GLYNWOOD SILT LOAM	8.6745	2830	24550	750	6510
W 16	GYC2 GLYNWOOD CLAY LOAM	2.3573	1460	3440	230	540
W 39	PM PEWAMO SILTY CLAY L	2.6873	5370	14430	1670	4490
980	ROAD ROAD	.0900				

61.155 251270 (100%) 72690 CAUV # 4743  
87940 ( 35%) 25440

Call Back: Sign: PSN Date: 2014-11-05 Lister: 45-290003.0000-v082020R