MCDONALD USV RHD FIRE DISTRICT
00305

Hardin County, Ohio
Michael T. Bacon, Auditor

45-290003.0000 AGR
F12 2026

sale

2023 COX ALLEN REED	2008-06-24	
2024 COX ALLEN REED	2008-06-24	
2025 COX ALLEN REED	2008-06-24	
2026 COX ALLEN REED	2008-06-24	10310 ETC 61.155A
TR 39	1WD	
	$60,000	

2028 COX MARSHA D	2026-01-15	
TR 39	2CT	

Eff Rate:– 40.66 — 39.34 — 39.29 — 39.29 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	110	110	110	110	0	110	110	110
Acres	61.1550	61.1550	61.1550	61.1550	61.1550			
Land100%	251260	251260	251260	251260		251260	364400	364410
Bldg100%				0				
Totl100%	251260t	251260t	251260t	251260t		251260t	364400t	364410t
Cauv100%	72690	72690	72690	72690		251260	364400	55770
Tax Value:								
Land 35%	25440	25440	25440	25440		25440	19520	127540
Bldg 35%								0
Totl 35%	25440t	25440t	25440t	25440t		25440t	19520t	127540t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	945.80	916.56	915.30	915.30	915.30			
Cauv Sav	2845.12	2323.60	2251.78	2248.70				
Sp-Asmnt	32.06	74.12	74.12	74.12				

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
2022	9770	0	9770	393.34
2021	9770	0	9770	415.72

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			

TR 39 43310

PUB PAVED ST/RD
Topo: ROLLING

Neighborhood:
Code: 3100
Dwl/Gar/NC% 1.5500

Tab #	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 2	BOB	BLOUNT SILT LOAM, 2	12.1668	8370	101840	2230	27130
C 14	GWB	GLYNWOOD SILT LOAM	12.1519	7830	95150	1630	19810
C 16	GYC2	GLYNWOOD CLAY LOAM	.5879	6890	4050	870	510
W 2	BOB	BLOUNT SILT LOAM, 2	22.4393	4540	101870	230	5160
W 14	GWB	GLYNWOOD SILT LOAM	8.6745	4100	35570	230	2000
W 16	GYC2	GLYNWOOD CLAY LOAM	2.3573	2120	5000	230	540
W 39	PM	PEWAMO SILTY CLAY L	2.6873	7790	20930	230	620
980	ROAD	ROAD	.0900				
			61.155		364410	(100%)	55770
					127540	(35%)	19520

CAUV # 4743

Call Back: Sign: PSN Date: 2014-11-05 Lister:

45-290003.0000-v082020R