

AUCTION

PAULDING COUNTY OHIO LAND

5 Farms

205[±] acres

OFFERED IN 7 TRACTS OR COMBINATIONS

- Immediate Possession at Closing
- Quality Tillable Farms
- Well Maintained Soils
- Access Along Co Rd 106, Twp Rd 96 & SR 49

MONDAY

MARCH 2 AT 6:00PM

Held at the Paulding County Fairgrounds • Online Bidding Available

866.340.0445 • 800.451.2709 • SchraderAuction.com



INFORMATION

BOOKLET

DISCLAIMER

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.



950 N. Liberty Dr., Columbia City, IN 46725
800.451.2709 | 260.244.7606 | www.schraderauction.com

Follow us and download our Schrader iOS app



AUCTION TERMS & CONDITIONS:

PROCEDURES: The auction will be conducted as a multi-parcel auction, meaning multiple parcels or auction "tracts" will be offered for sale in various amalgamations, including individual tracts, combinations of tracts and all tracts as a whole. The property will be offered in 7 individual tracts, any combination of tracts and as a total 205± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer until the close of auction. The property will be bid in the manner resulting in the highest total sale price.

DOWN PAYMENT: 10% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash, cashier's check, personal check or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: Successful bidder(s) will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

EVIDENCE OF TITLE: The Seller will provide a Preliminary Certificate of Title for the review of the prospective buyer(s). If Buyer(s) elect to have title insurance, the entire cost of the owner's title insurance will be the responsibility of the Buyer(s). Seller agrees to provide merchantable title to the property subject to matters of record. All tracts sold "As-Is".

DEED: Seller shall provide a Warranty Deed(s).

CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before April 10, 2026.

POSSESSION: Possession will be delivered at closing. Immediate possession with an additional 10% down and Buyer will sign provided Addendum and show proof of insurance.

REAL ESTATE TAXES: The Real Estate Taxes shall be prorated to the date of the closing. The Buyer(s) shall pay all thereafter.

CAUV: If usage of property is changed, the Buyer

is responsible for CAUV recoupment. Sellers have heretofore used property for agricultural purposes and its real estate taxes have been levied and paid upon a reduced Current Agricultural Use Valuation (CAUV). The Buyer's inability or failure to qualify with the local County Auditor for the CAUV valuation for the future will result in a CAUV recoupment of the past real estate tax savings. Buyer shall be wholly responsible for and pay any CAUV recoupment to become due by Buyer's conversion of the property to a non-agricultural or non-qualifying use (within the definition of Current Agricultural Use Property).

DITCH ASSESSMENTS: Buyer(s) shall pay all ditch assessments due after closing.

EASEMENTS & LEASES: Sale of the property is subject to any and all easements of record.

ACREAGE: All tract acreage, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in the auction. Any need for a new survey will be determined solely by the Seller. The cost of the survey will be split 50/50 between Buyer and Seller. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres.

PROPERTY INSPECTION: Inspection dates have been scheduled and will be staffed with auction personnel. Please feel free to inspect the land at any other time at your own risk and being careful to respect the tenant farmers' growing crops.

FAIR HOUSING: It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law 42 U.S.C.A. 3601, to refuse to sell, transfer, assign, rent, lease, sublease, or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, because of

race, color, religion, sex, familial status, as defined in Section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services.

AGENCY: Schrader Real Estate and Auction Company, Inc. and its representatives are exclusive agents of the seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

Owner: Kuhn Family

Auction Manager:

Jerry Ehle • 260.410.1996

866.340.0445

800.451.2709

SchraderAuction.com



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Real Estate Auction Registration Forms

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Flood Zone Maps

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BIDDER PRE-REGISTRATION FORM

MONDAY, MARCH 2, 2026

205± ACRES – PAULDING COUNTY, OHIO

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,
Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Monday, February 23, 2026.
Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

Brochure Newspaper Signs Internet Radio TV Friend

Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

Regular Mail E-Mail E-Mail address: _____

Tillable Pasture Ranch Timber Recreational Building Sites

What states are you interested in? _____

Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: _____ Date: _____

**Online Auction Bidder Registration
205± Acres • Paulding County, Ohio
Monday, March 2, 2026**

This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Monday, March 2, 2026 at 6:00 PM (EST).
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
Phone 260-244-7606; Fax 260-244-4431; email: auctions@schraderauction.com

For wire instructions please call 1-800-451-2709.

7. My bank routing number is _____ and bank account number is _____.
(This for return of your deposit money). My bank name, address and phone number is:

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Monday, February 23, 2026**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

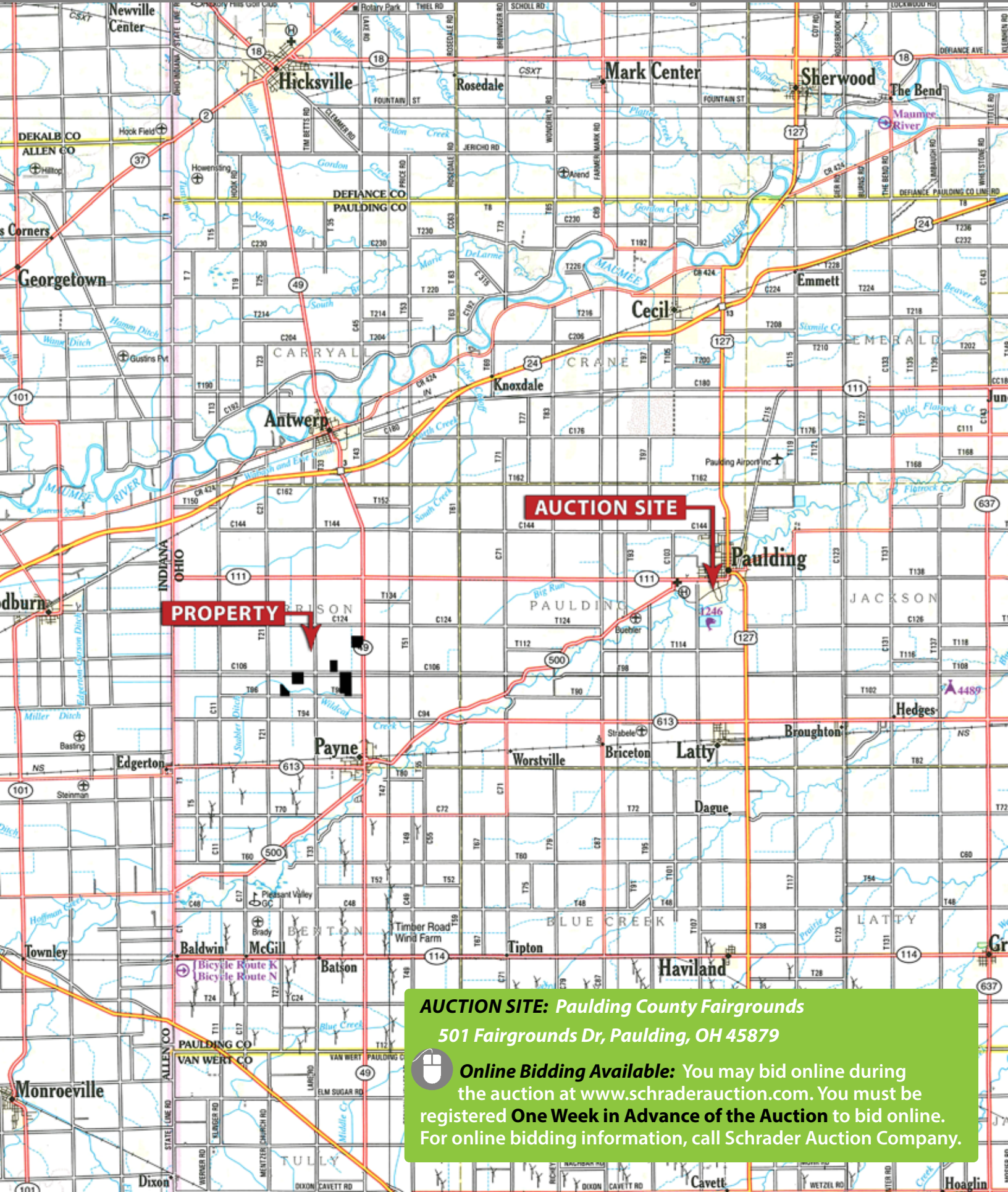
Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:
kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.



AUCTION

LOCATION MAP


LOCATION MAP



PROPERTY

AUCTION SITE

AUCTION SITE: Paulding County Fairgrounds
501 Fairgrounds Dr, Paulding, OH 45879

 **Online Bidding Available:** You may bid online during the auction at www.schraderauction.com. You must be registered **One Week in Advance of the Auction** to bid online. For online bidding information, call Schrader Auction Company.



AUCTION

TRACT MAP

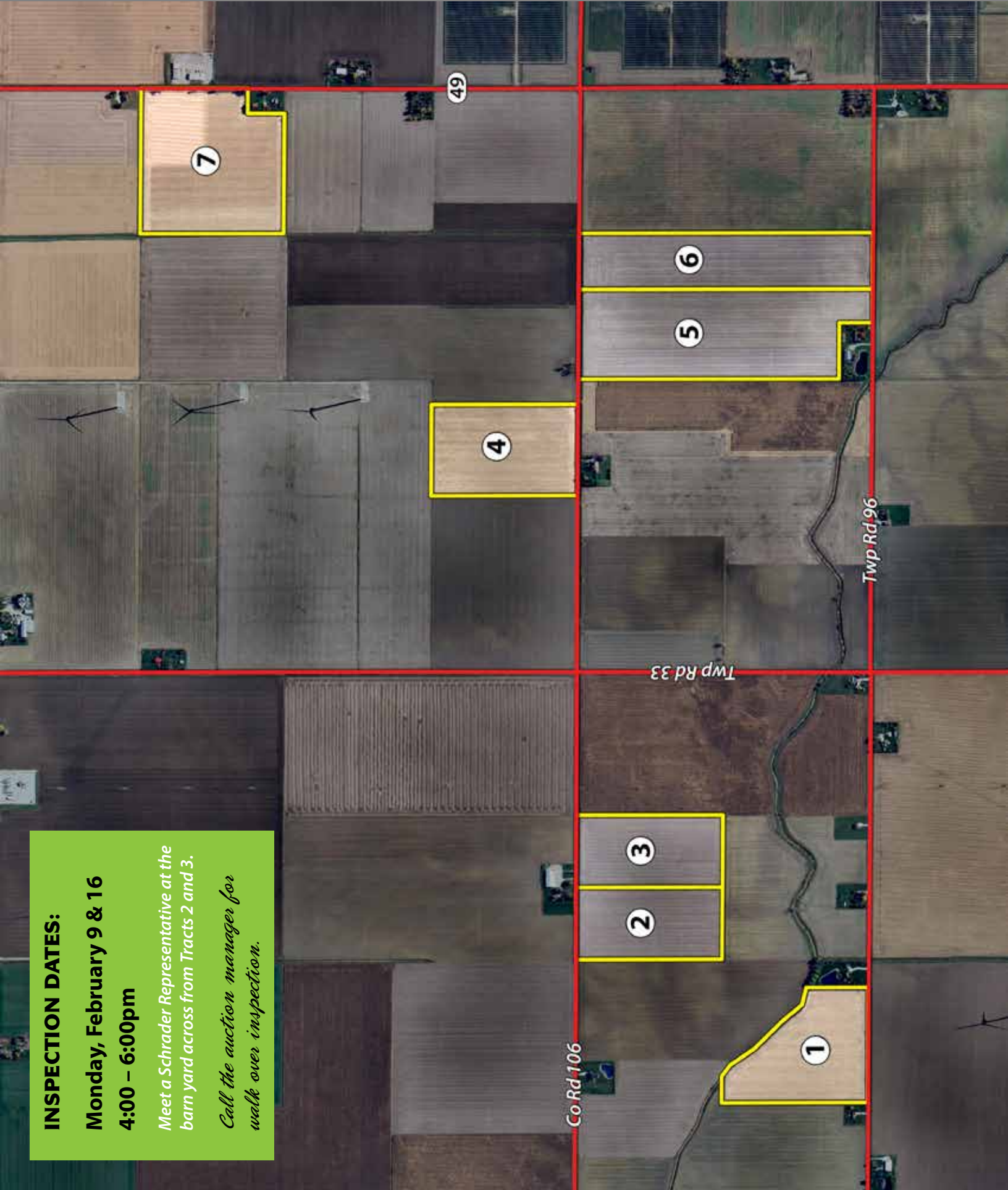
TRACT MAP

INSPECTION DATES:

Monday, February 9 & 16
4:00 – 6:00pm

*Meet a Schrader Representative at the
barn yard across from Tracts 2 and 3.*

*Call the auction manager for
walk over inspection.*





AUCTION

TRACT DESCRIPTIONS

AUCTION

PAULDING COUNTY OHIO LAND



5 Farms

205± acres

OFFERED IN 7 TRACTS OR COMBINATIONS

IMMEDIATE POSSESSION AT CLOSING
QUALITY TILLABLE FARMS
WELL MAINTAINED SOILS
9 TAX PARCELS HARRISON TOWNSHIP

TRACT 1: 24± acres, along Twp Rd 96 This tract has road frontage along Township Road 96 with the north property line being the Wildcat Creek. The soils are mostly Hoytville silty clay. There is some flood plain along the top of the tract along the Creek.

TRACT 2: 20± acres, along Co Rd 106 This tract has road frontage south along County Road 106. The soils are mostly Hoytville silty clay on the north part of the tract with a large portion of Nappanee silty clay through the south of the tract.

TRACT 3: 20± acres, along Co Rd 106 This tract has road frontage south along County Road 106. The soils are a mix of Hoytville silty clay and Nappanee silt clay.

TRACT 4: 25± acres, along Co Rd 106 This tract is north of and has frontage along County Road 106. This tract is comprised of 3 tax parcels. The soils are all Hoytville silty clay.

TRACT 5: 47± acres, along and between Co Rd 106 and Twp Rd 96 This tract is south and has frontage along County Road 106 and also lies north and has frontage along Township Road 96. The soils are mostly Hoytville silt clay with some patches of Nappanee loam to the south.

TRACT 6: 31± acres, along and between Co Rd 106 and Twp Rd 96 This tract lies adjacent to Tract 5 and also has frontage along both County Road 106 to the north and Township Road to the south. The soils are also mostly Hoytville silty clay with some Nappanee loam to the south.

TRACT 7: 38± acres, along SR 49 This tract has considerable frontage along State Highway 49. The soils are all Latty silty clay.

Owner: Kuhn Family

Auction Manager: Jerry Ehle • 260.410.1996

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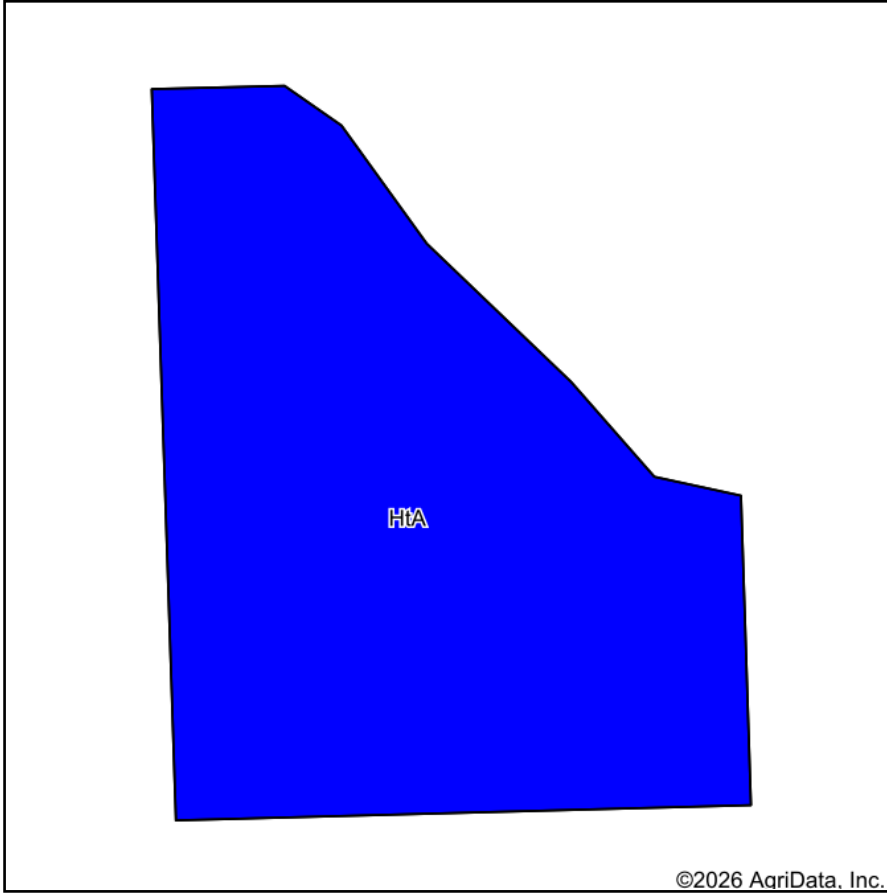


AUCTION

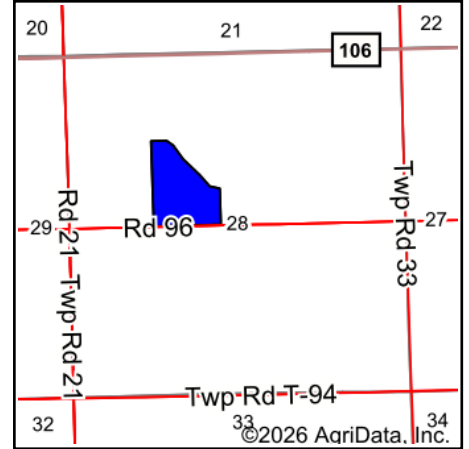
SOILS MAPS

SOILS MAP

TRACT 1



Soils data provided by USDA and NRCS.



State: **Ohio**
 County: **Paulding**
 Location: **28-2N-1E**
 Township: **Harrison**
 Acres: **23.91**
 Date: **1/13/2026**



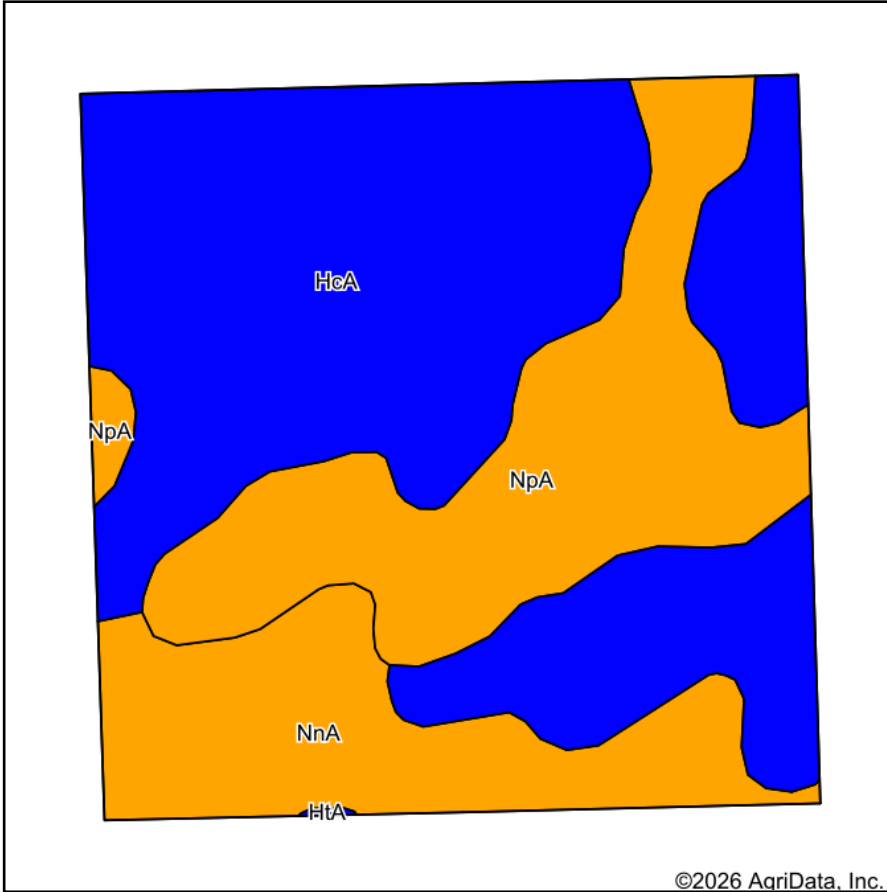
Area Symbol: OH125, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	*eFOTG PI
HtA	Hoytville silty clay, 0 to 1 percent slopes	23.91	100.0%		llw	144.6	4.8	8.7	40.4	58.8	81
Weighted Average					2.00	144.6	4.8	8.7	40.4	58.8	81

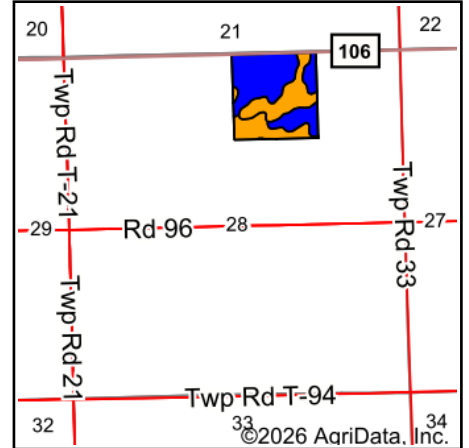
*efotg PI: Obtained from the NRCS eFOTG (<http://efotg.sc.gov.usda.gov>)

SOILS MAP

TRACTS 2 & 3



Soils data provided by USDA and NRCS.






State: **Ohio**
 County: **Paulding**
 Location: **28-2N-1E**
 Township: **Harrison**
 Acres: **40.08**
 Date: **1/13/2026**



Maps Provided By

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com

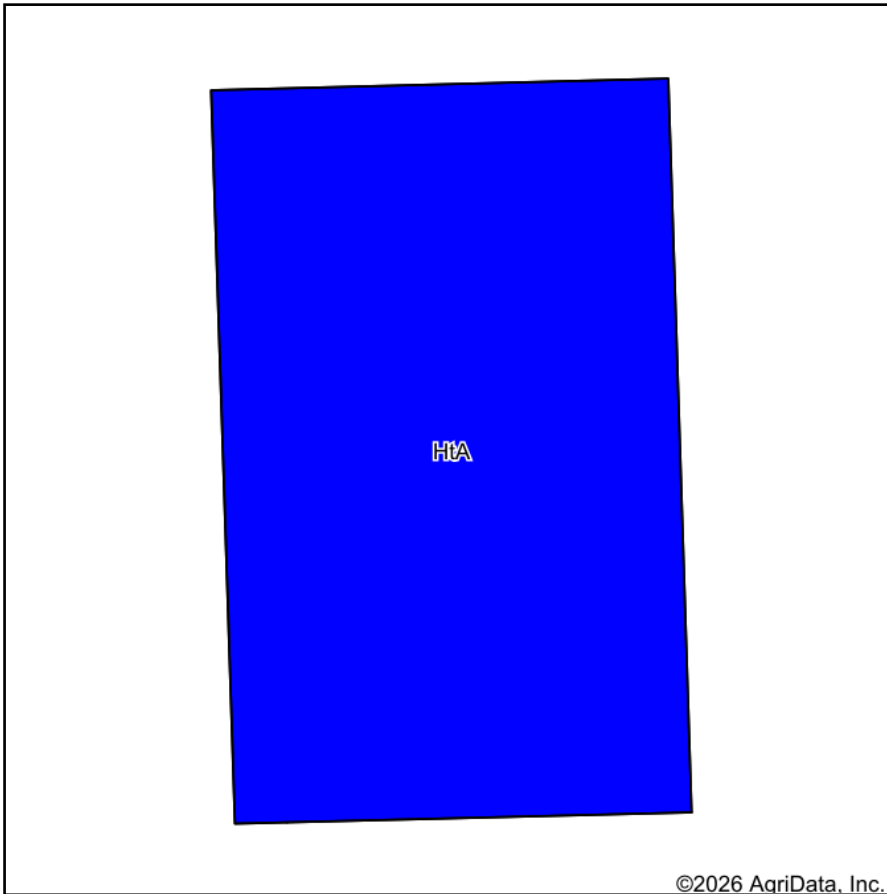


Area Symbol: OH125, Soil Area Version: 23													
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Oats Bu	Orchardgrass red clover hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	*eFOTG PI
HcA	Hoytville silty clay loam, 0 to 1 percent slopes	22.67	56.5%		IIw								83
NpA	Nappanee silty clay loam, 0 to 2 percent slopes	10.45	26.1%		IIIw	108		80	4.2		40	48	70
NnA	Nappanee loam, 0 to 2 percent slopes	6.96	17.4%		IIIw	108		80	4.2		40	48	73
Weighted Average					2.43	46.9	*-	34.8	1.8	*-	17.4	20.9	77.9

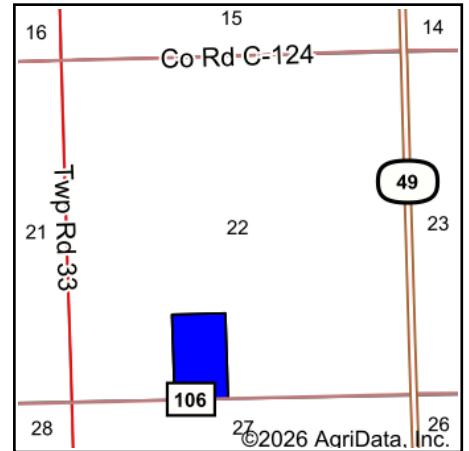
*efotg PI: Obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)

SOILS MAP

TRACT 4



Soils data provided by USDA and NRCS.



State: **Ohio**
 County: **Paulding**
 Location: **22-2N-1E**
 Township: **Harrison**
 Acres: **25.31**
 Date: **1/13/2026**



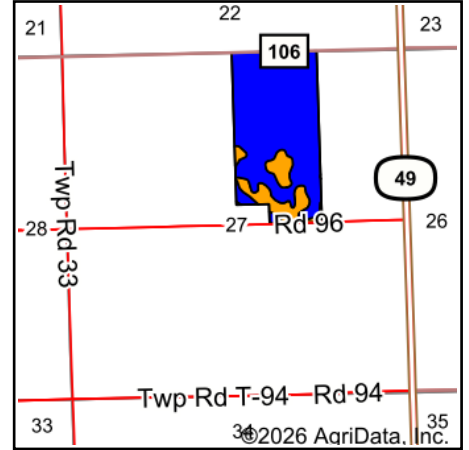
Area Symbol: OH125, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	*eFOTG PI
HtA	Hoytville silty clay, 0 to 1 percent slopes	25.31	100.0%		llw	144.6	4.8	8.7	40.4	58.8	81
Weighted Average					2.00	144.6	4.8	8.7	40.4	58.8	81

*eftog PI: Obtained from the NRCS eFOTG (<http://efotg.sc.gov.usda.gov>)

SOILS MAP

TRACTS 5 & 6



State: **Ohio**
 County: **Paulding**
 Location: **27-2N-1E**
 Township: **Harrison**
 Acres: **77.85**
 Date: **1/13/2026**



Soils data provided by USDA and NRCS.

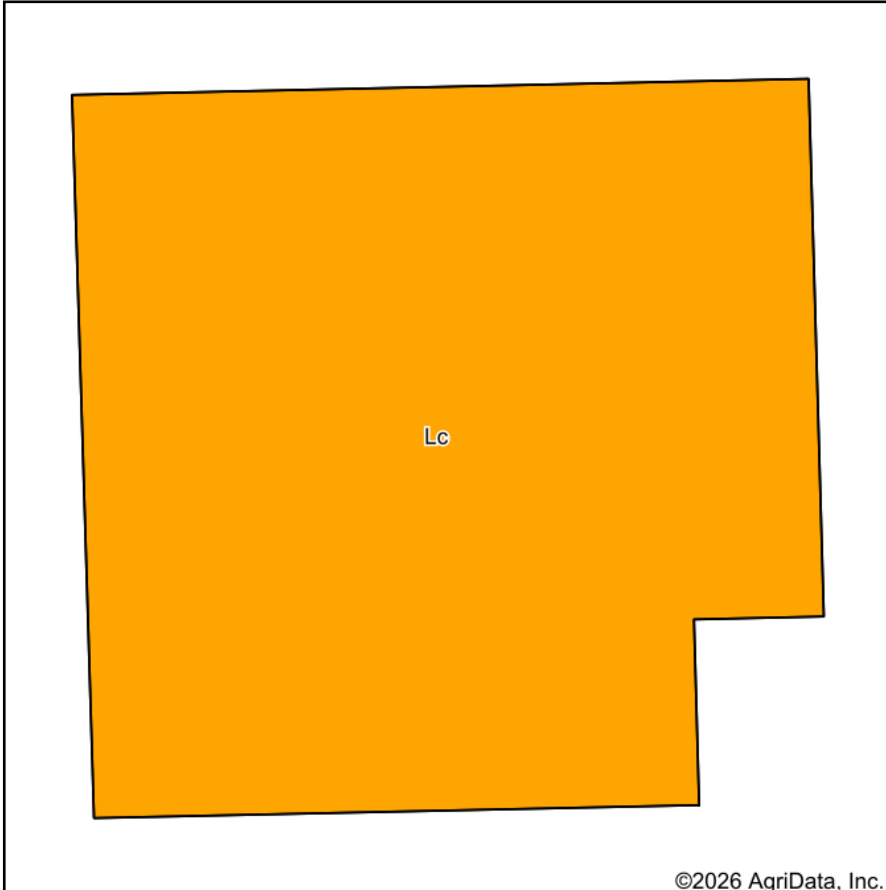
Area Symbol: OH125, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Oats Bu	Orchardgrass red clover hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	*eFOTG PI
HtA	Hoytville silty clay, 0 to 1 percent slopes	64.03	82.2%		IIw	144.6	4.8			8.7	40.4	58.8	81
NnA	Nappanee loam, 0 to 2 percent slopes	8.45	10.9%		IIIw	108		80	4.2		40	48	73
NpA	Nappanee silty clay loam, 0 to 2 percent slopes	3.51	4.5%		IIIw	108		80	4.2		40	48	70
HkA	Haskins loam, 0 to 2 percent slopes	1.86	2.4%		IIw	113		82	4.4		42	46	77
Weighted Average					2.15	138.2	3.9	14.2	0.8	7.2	40.4	56.8	79.5

*efotg PI: Obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)

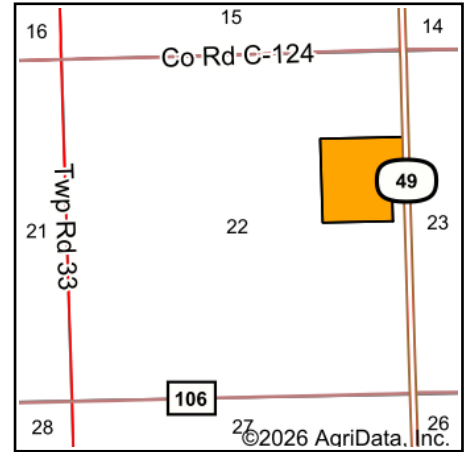
SOILS MAP

TRACT 7



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Soils data provided by USDA and NRCS.



State: **Ohio**
 County: **Paulding**
 Location: **22-2N-1E**
 Township: **Harrison**
 Acres: **37.92**
 Date: **1/13/2026**



Maps Provided By



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www.AgrIDataInc.com



Area Symbol: OH125, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Oats Bu	Soybeans Bu	Sugar beets Tons	Tomatoes Tons	Winter wheat Bu	*eFOTG PI	
Lc	Latty silty clay, till substratum, 0 to 1 percent slopes	37.92	100.0%		Illw	112.9	4.6	76.4	44.4	17.8	19.7	47.1	78	
Weighted Average						3.00	112.9	4.6	76.4	44.4	17.8	19.7	47.1	78

*eftog PI: Obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)



AUCTION

FSA INFORMATION

FSA INFORMATION

OHIO
PAULDING



FARM : 8248
Prepared : 2/5/26 7:57 AM CST
Crop Year : 2026

Form: FSA-156EZ

See Page 5 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : WENNINGER FARMS LLC
CRP Contract Number(s) : None
Recon ID : 39-125-2022-23
Transferred From : None
ARCPLC G/M/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
207.40	202.09	202.09	0.00	0.00	0.00	0.00	0.0	Active	5
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	202.09	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	32.53	0.00	69	
Corn	60.05	0.00	148	
Soybeans	109.51	0.00	50	
TOTAL	202.09	0.00		

NOTES

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Tract Number : 1079

Description : HARRISON SEC 22
FSA Physical Location : OHIO/PAULDING
ANSI Physical Location : OHIO/PAULDING
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : MARY M KUHN
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
39.52	37.82	37.82	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

OHIO
PAULDING
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 8248
Prepared : 2/5/26 7:57 AM CST
Crop Year : 2026

Tract 1079 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	37.82	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	7.20	0.00	68
Corn	12.51	0.00	134
Soybeans	18.11	0.00	49
TOTAL	37.82	0.00	

NOTES

Tract Number : 6613

Description : HARRISON SEC 28
 FSA Physical Location : OHIO/PAULDING
 ANSI Physical Location : OHIO/PAULDING
 BIA Unit Range Number :
 CRP Contract Number(s) : None
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : MARY M KUHN
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
39.27	39.27	39.27	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	39.27	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	7.59	0.00	68
Corn	13.19	0.00	134
Soybeans	18.49	0.00	49
TOTAL	39.27	0.00	

FSA INFORMATION

OHIO
PAULDING
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 8248
Prepared : 2/5/26 7:57 AM CST
Crop Year : 2026

Tract 6613 Continued ...

NOTES

Tract Number : 6617

Description : CARRYALL SEC 22

FSA Physical Location : OHIO/PAULDING

ANSI Physical Location : OHIO/PAULDING

BIA Unit Range Number :

CRP Contract Number(s) : None

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : MARY M KUHN

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
24.77	24.77	24.77	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	24.77	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	4.69	0.00	68
Corn	8.19	0.00	134
Soybeans	11.69	0.00	49
TOTAL	24.77	0.00	

NOTES

Tract Number : 6831

Description : HARRISON SEC 28

FSA Physical Location : OHIO/PAULDING

ANSI Physical Location : OHIO/PAULDING

BIA Unit Range Number :

CRP Contract Number(s) : None

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Wetland determinations not complete

WL Violations : None

FSA INFORMATION

OHIO
PAULDING
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 8248
Prepared : 2/5/26 7:57 AM CST
Crop Year : 2026

Tract 6831 Continued ...

Owners : MARY M KUHN
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
26.02	23.15	23.15	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	23.15	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	3.80	0.00	68
Corn	6.68	0.00	134
Soybeans	12.67	0.00	49
TOTAL	23.15	0.00	

NOTES

Tract Number : 9715

Description : Harrison Sec 27
FSA Physical Location : OHIO/PAULDING
ANSI Physical Location : OHIO/PAULDING
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : MARY M KUHN
Other Producers : None
Recon ID : 39-125-2024-50

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
77.82	77.08	77.08	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	77.08	0.00	0.00	0.00	0.00	0.00

FSA INFORMATION

OHIO
PAULDING
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 8248
Prepared : 2/5/26 7:57 AM CST
Crop Year : 2026

DCP Crop Data

Tract 9715 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	9.25	0.00	72
Corn	19.48	0.00	178
Soybeans	48.35	0.00	52
TOTAL	77.08	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the State or Local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#), and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9962. Submit your completed form or letter to USDA by: (1) Mail, U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.



Farm 8248

Tract 6831
AUCTION TRACT 1

Map Created February 05, 2025

Paulding County FSA Office
260 A Dooley Drive
Paulding, OH 45879
Phone: (419)399-3841
Fax: (855)941-6796

Common Land Unit

- CLU Boundary
- CRP Conservation Reserve Program

Wetland Determination Identifiers

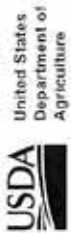
- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

All of the following are true unless otherwise indicated:

- All Crops=NI
- All Crops=GR
- Corn=YEL
- Soybeans=COM
- Wheat=SRW



United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



United States Department of Agriculture
Paulding County, Ohio


Farm 8248

Tract 6613
AUCTION TRACTS 2 & 3




Map Created February 05, 2026

Paulding County FSA Office
260 A Dooley Drive
Paulding, OH 45879
Phone: (419)399-3841
Fax: (855)841-6796

Common Land Unit

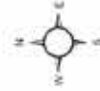
-  CLU Boundary
-  Conservation Reserve Program

Wetland Determination Identifiers

-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation Compliance Provisions

All of the following are true unless otherwise indicated:

- All Crops=NI
- All Crops=GR
- Corn=YEL
- Soybeans=COM
- Wheat=SRW



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Farm 8248

Tract 6617 AUCTION TRACT 4

Map Created February 05, 2026

Paulding County FSA Office
260 A Dooley Drive
Paulding, OH 45879
Phone: (419)399-3841
Fax: (855)841-6796

Common Land Unit

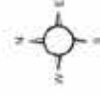
- CLU Boundary
- CRP
- Conservator Reserve Program

Wetland Determination Identifiers

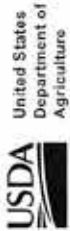
- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

All of the following are true unless otherwise indicated:

- All Crops=NI
- All Crops=GR
- Corn=YEL
- Soybeans=COM
- Wheat=SRW



United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (N-RCS).



Paulding County, Ohio

Farm 8248

Tract 9715

Auction Tracts 5 & 6

Map Created February 05, 2026

Paulding County FSA Office
260 A Dooley Drive
Paulding, OH 45879
Phone: (419)399-3841
Fax: (855)841-6796

Common Land Unit

- CLU Boundary
- CRP Conservation Reserve Program

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

All of the following are true unless otherwise indicated:

- All Crops=NI
- All Crops=GR
- Corn=YEL
- Soybeans=COM
- Wheat=SRW



United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA/FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries, and determinations or contact USDA Natural Resources Conservation Service (NRCS).



United States Department of Agriculture
Paulding County, Ohio

Farm 8248

Tract 1079

AUCTION TRACT 7

Map Created February 05, 2026

Paulding County FSA Office
260 A Dooley Drive
Paulding, OH 45879
Phone: (419)399-3841
Fax: (855)841-6796

Common Land Unit

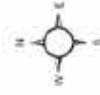
- CLU Boundary
- Conservation Reserve Program

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

All of the following are true unless otherwise indicated:

- All Crops=NI
- All Crops=GR
- Corn=YEL
- Soybeans=COM
- Wheat=SRW



United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA/FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific delineation of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



AUCTION

TOPOGRAPHY MAPS

TOPOGRAPHY MAP

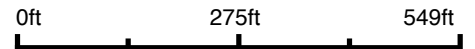
TRACT 1



©2026 AgriData, Inc.



Source: USGS 3 meter dem
Interval(ft): 2.0
Min: 740.0
Max: 745.9
Range: 5.9
Average: 744.6
Standard Deviation: 0.75 ft



1/13/2026

28-2N-1E
Paulding County
Ohio

Boundary Center: 41° 6' 4.58, -84° 45' 30.56

TOPOGRAPHY MAP

TRACTS 2 & 3



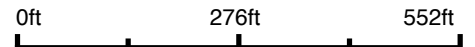
40.08

Harrison
28-2N-1E

©2026 AgriData, Inc.



Source: USGS 3 meter dem
Interval(ft): 2.0
Min: 744.6
Max: 747.1
Range: 2.5
Average: 746.2
Standard Deviation: 0.33 ft



1/13/2026

28-2N-1E
Paulding County
Ohio

Boundary Center: 41° 6' 17.71, -84° 45' 11.9

TOPOGRAPHY MAP

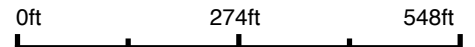
TRACT 4



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Source: USGS 3 meter dem
Interval(ft): 2.0
Min: 742.1
Max: 744.6
Range: 2.5
Average: 743.1
Standard Deviation: 0.49 ft



1/13/2026

22-2N-1E
Paulding County
Ohio

Boundary Center: 41° 6' 30.85, -84° 44' 20.07

TOPOGRAPHY MAP

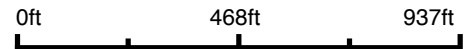
TRACTS 5 & 6



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Source: USGS 3 meter dem
Interval(ft): 3.0
Min: 741.0
Max: 747.5
Range: 6.5
Average: 744.3
Standard Deviation: 1.05 ft



1/13/2026

27-2N-1E
Paulding County
Ohio

Boundary Center: 41° 6' 11.06, -84° 44' 2.86

TOPOGRAPHY MAP

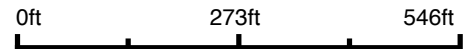
TRACT 7



©2026 AgriData, Inc.



Source: USGS 3 meter dem
Interval(ft): 2.0
Min: 738.9
Max: 742.2
Range: 3.3
Average: 740.7
Standard Deviation: 0.26 ft



1/13/2026

22-2N-1E
Paulding County
Ohio

Boundary Center: 41° 6' 57.18, -84° 43' 45.85

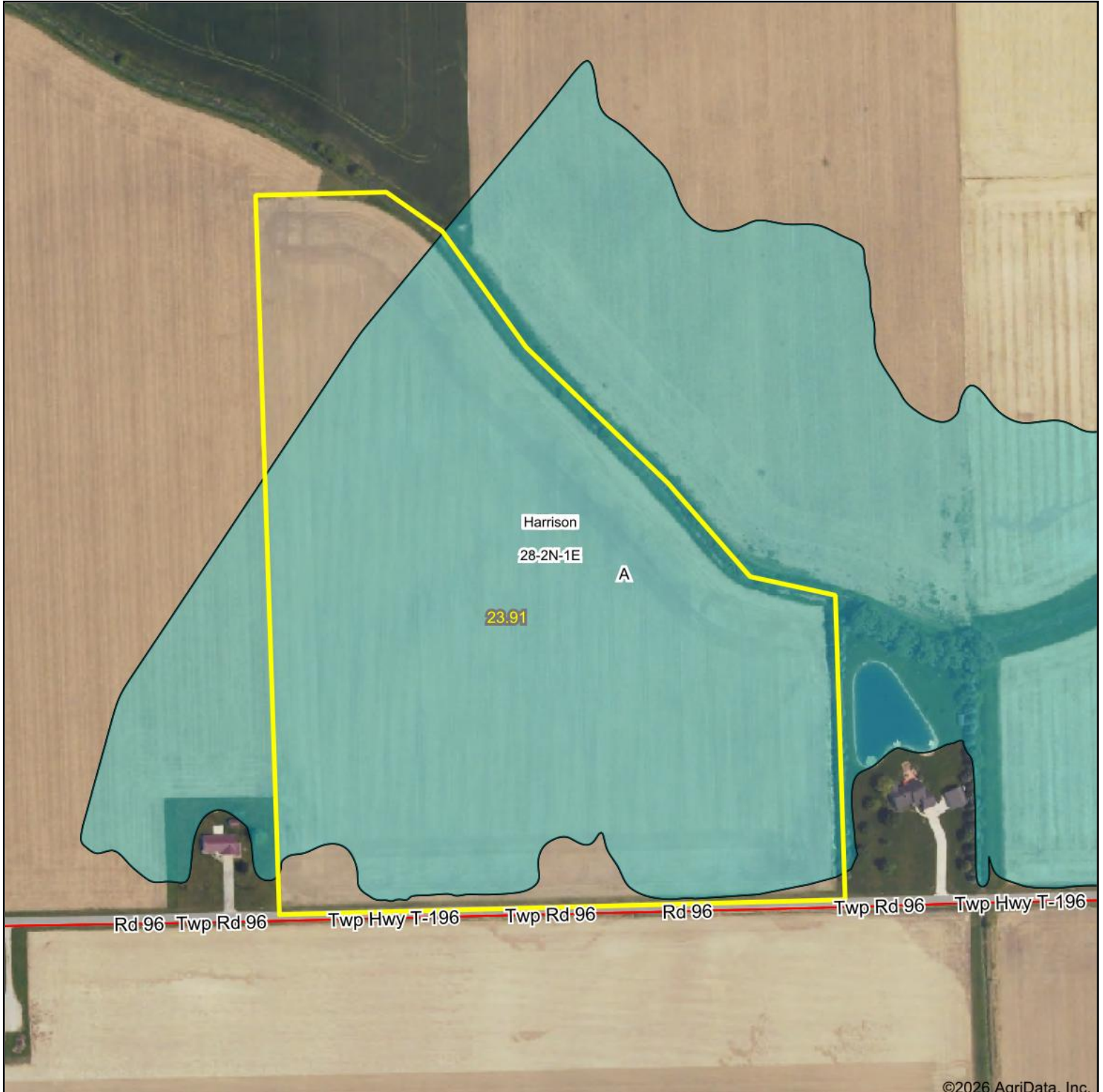


AUCTION

FLOOD ZONE MAPS

FLOOD ZONE MAP

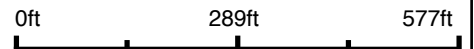
TRACT 1



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Boundary Center: 41° 6' 4.58, -84° 45' 30.56



28-2N-1E
Paulding County
Ohio



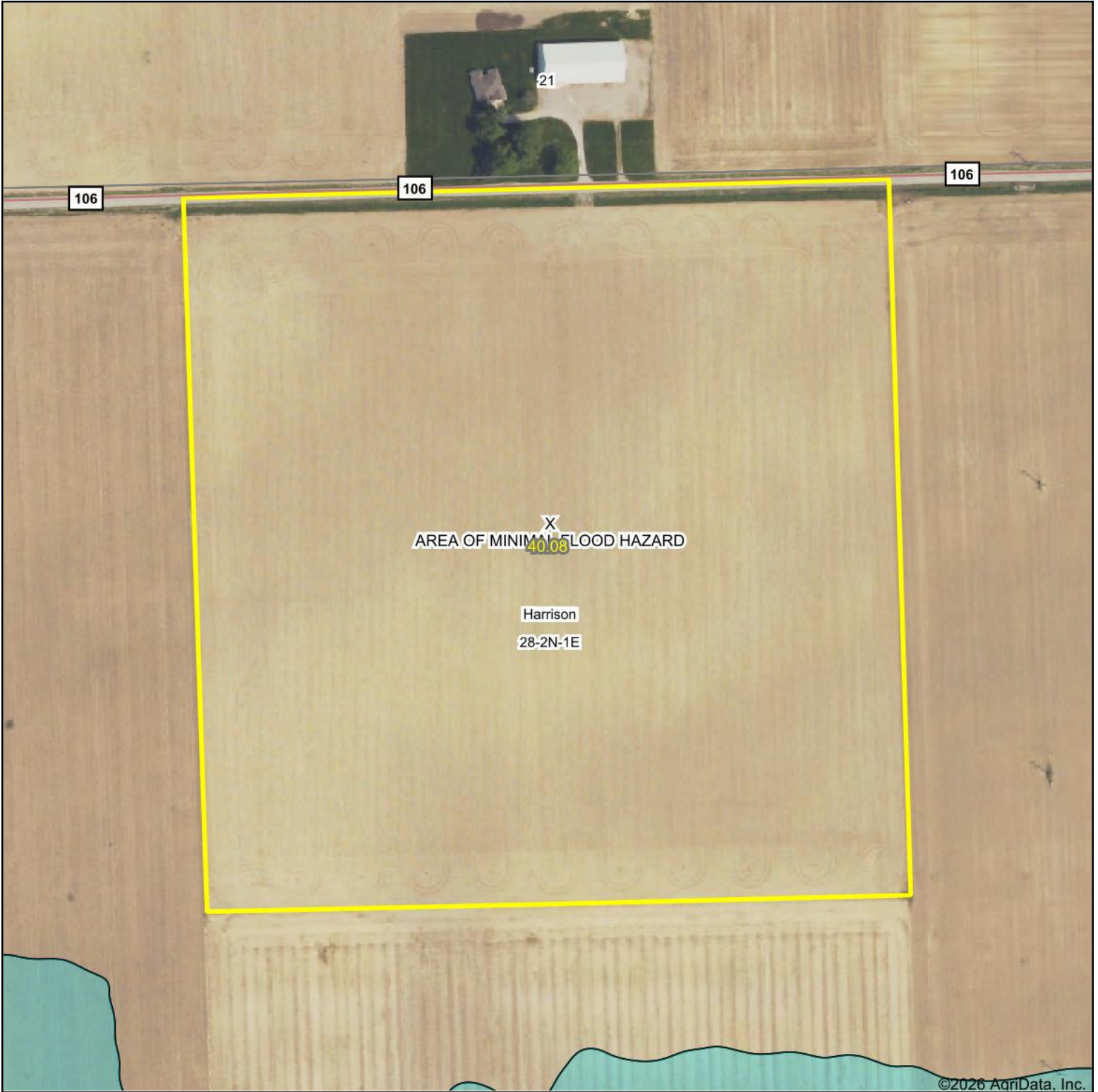
Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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1/13/2026

Flood related information provided by FEMA

FLOOD ZONE MAP

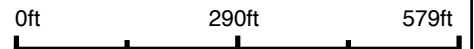
TRACTS 2 & 3



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Map Center: 41° 6' 17.71, -84° 45' 11.9



28-2N-1E
Paulding County
Ohio



Maps Provided By

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1/13/2026

FLOOD ZONE MAP

TRACT 4



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Map Center: 41° 6' 30.85, -84° 44' 20.07



22-2N-1E
Paulding County
Ohio



Maps Provided By

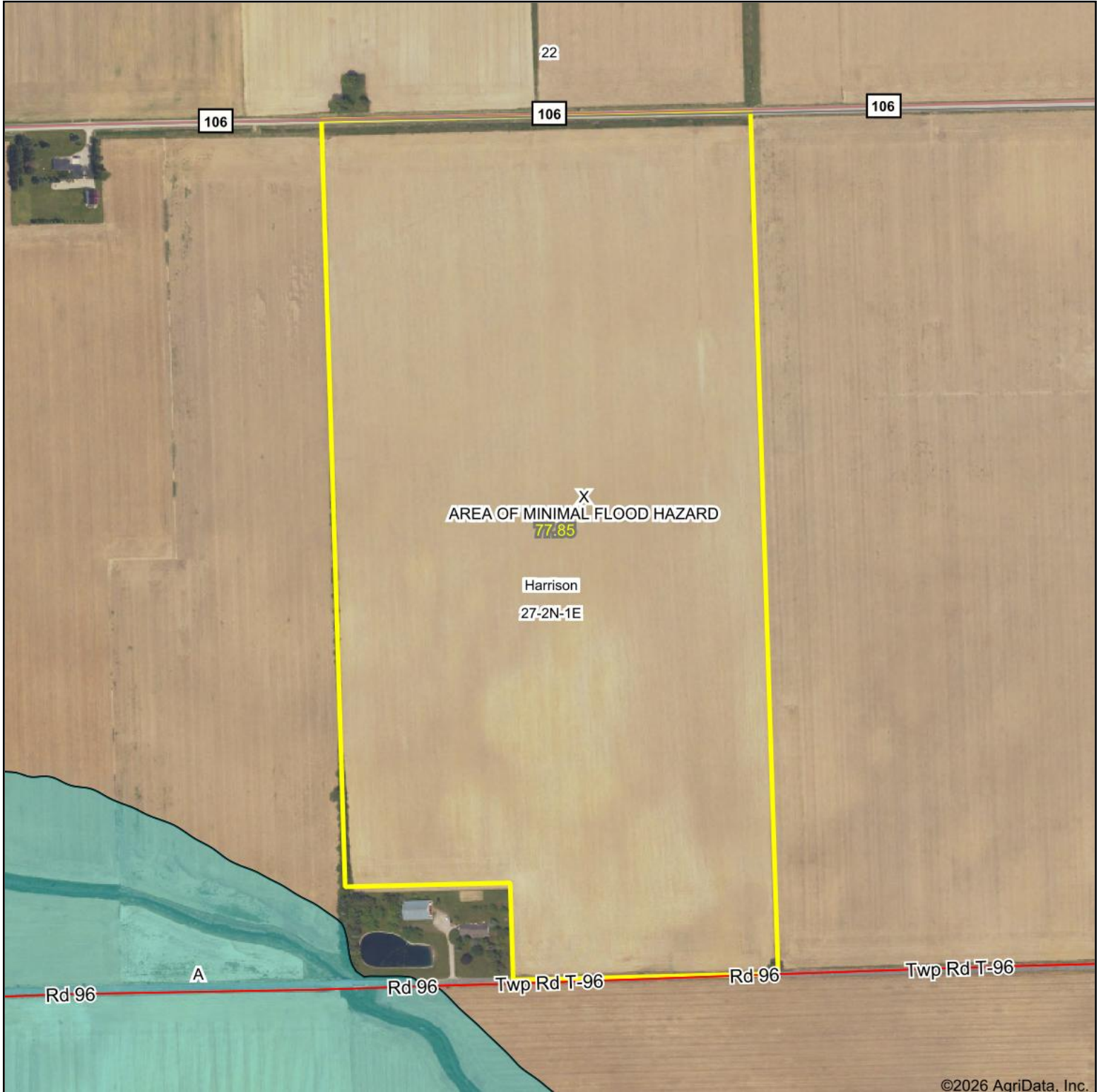
CUSTOMIZED ONLINE MAPPING
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1/13/2026

Flood related information provided by FEMA

FLOOD ZONE MAP

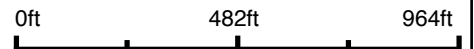
TRACTS 5 & 6



©2026 AgriData, Inc.



Boundary Center: 41° 6' 11.06, -84° 44' 2.86



27-2N-1E
Paulding County
Ohio



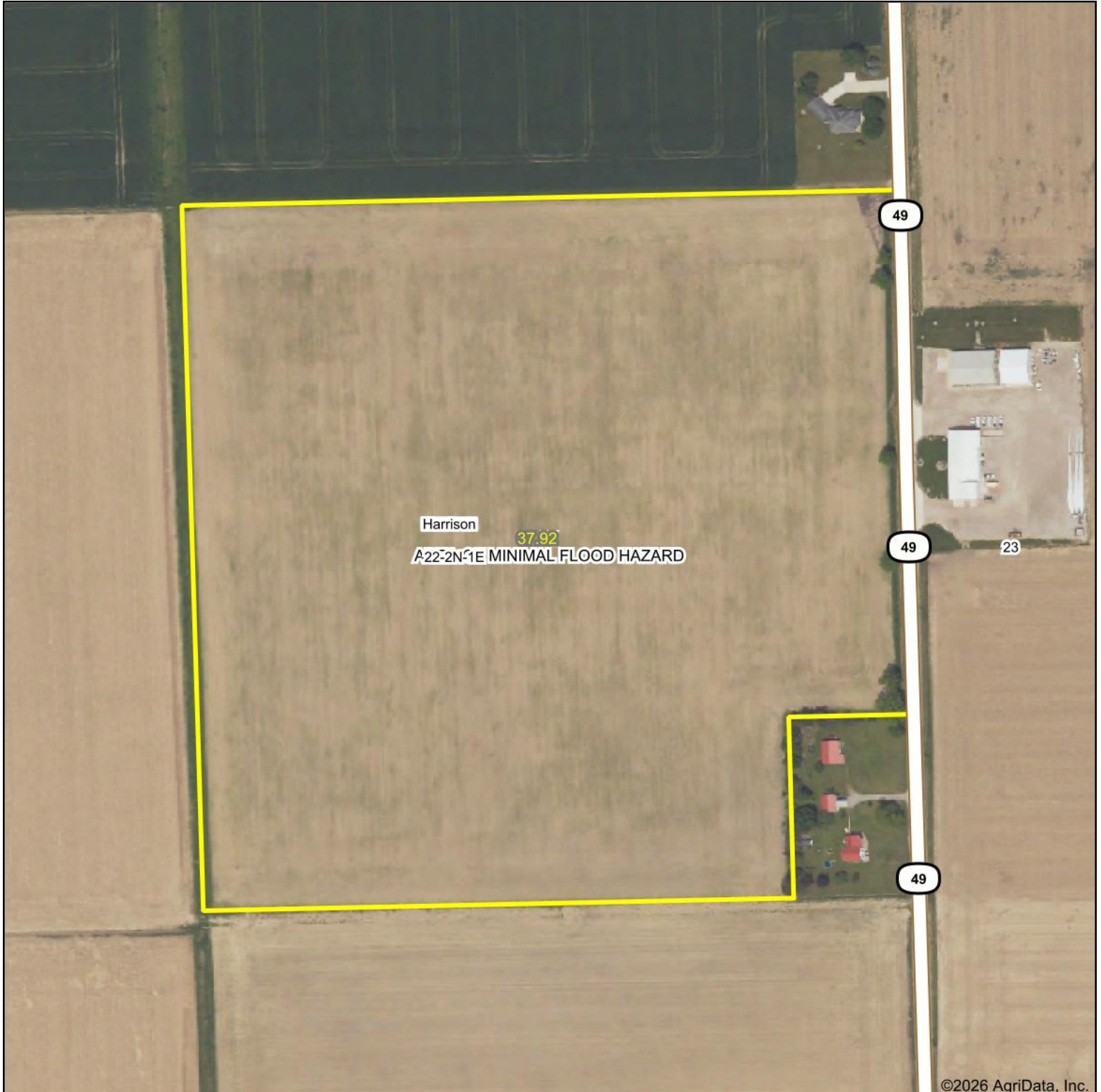
Maps Provided By
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CUSTOMIZED ONLINE MAPPING
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1/13/2026

Flood related information provided by FEMA

FLOOD ZONE MAP

TRACT 7



Boundary Center: 41° 6' 57.18, -84° 43' 45.85



22-2N-1E
Paulding County
Ohio



Maps Provided By

CUSTOMIZED ONLINE MAPPING
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1/13/2026



AUCTION

COUNTY PROPERTY RECORDS

COUNTY PROPERTY RECORD

TRACT 1

17-28S-002-00

1/6/2026



Claudia J. Fickel
 County Auditor
 Paulding County, Ohio
www.pauldingcountyauditor.com

MOST RECENT PHOTO



LEGAL

OWNER KUHN ANGELA R ETAL
ADDRESS RD 96
DESCRIPTION WPTSPTN1/2NW1/4&SPT1/2 NW1/4 HARRISON
 TWP SEC 28
SCHOOL DIST WAYNE TRACE LSD **TAX DIST** 17
ACREAGE 23.7430

VALUATION

	APPRAISED	ASSESSED
LAND	\$204,400.00	\$71,540.00
IMPROVEMENTS	\$0.00	\$0.00
CAUV	\$77,660.00	\$27,180.00
TOTAL	\$77,660.00	\$27,180.00

TAXES

TAXABLE VALUE	\$27,180.00
ROLLBACKS	NONE
HALF (1ST / 2ND)	\$439.00 / \$439.00
YEAR (TOTAL / BALANCE)	\$878.00 / \$878.00

SPECIAL ASSESSMENTS

COUNT	0
DELINQUENT / BALANCE	\$0.00 / \$0.00
TOTAL / BALANCE	\$0.00 / \$0.00

MOST RECENT SALES

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
11/21/2025	KUHN ANGELA R ETAL	KUHN HOBART J ETAL	10	\$0.00	NO
11/21/2025	KUHN HOBART J ETAL	KUHN MARY M LE	10	\$0.00	NO
12/3/2020	KUHN MARY M LE	KUHN MARY M LIFE EST @(8)	10	\$0.00	NO
5/4/2020	KUHN MARY M LIFE EST @(8)	KUHN MARY M LIFE EST @(8)	10	\$0.00	NO
5/30/2008	KUHN MARY M LIFE EST @(8)	KUHN HOBART L LIFE ESTATE @(9)	10	\$0.00	NO

LAND

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
0	0	0	22.9430	0	\$151,420.00
0	0	0	0.8000	0	\$0.00

IMPROVEMENTS

COUNTY PROPERTY RECORD

TRACT 1

17-28S-002-00



Claudia J. Fickel
 County Auditor
 Paulding County, Ohio
www.pauldingcountyauditor.com

1/6/2026

Parcel

17-28S-002-00

101 - CASH - GRAIN OR GENERA...

Owner

KUHN ANGELA R ETAL

SOLD: 11/21/2025 \$0.00

Address

RD 96

HARRISON TWP

Appraised

\$204,400.00

ACRES: 23.7430

No Sketches for this Parcel

Location

Parcel	17-28S-002-00
Owner	KUHN ANGELA R ETAL
Address	RD 96
Municipality	UNINCORPORATED
Township	HARRISON TWP
School District	WAYNE TRACE LSD

Deeded Owner Address

Mailing Name	KUHN ANGELA R ETAL
Mailing Address	3629 RD 106
City, State, Zip	PAYNE OH 45880

Tax Payer Address

Mailing Name	KUHN ANGELA R ETAL C/O HOBART J KUHN
Mailing Address	3629 RD 106
City, State, Zip	PAYNE OH 45880

Valuation

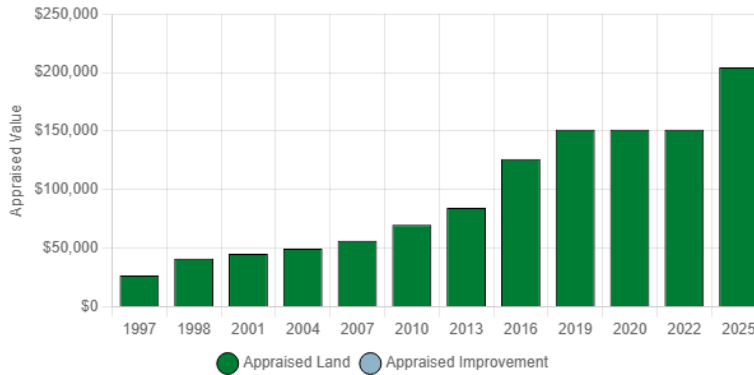
Year	Appraised (100%)			Assessed (35%)		
	Land (CAUV)	Improvements	Total	Land (CAUV)	Improvements	Total
2025	\$204,400.00 (\$77,660.00)	\$0.00	\$204,400.00	\$71,540.00 (\$27,180.00)	\$0.00	\$27,180.00
2022	\$151,400.00 (\$55,410.00)	\$0.00	\$151,400.00	\$52,990.00 (\$19,390.00)	\$0.00	\$19,390.00
2020	\$151,400.00 (\$55,410.00)	\$0.00	\$151,400.00	\$52,990.00 (\$19,390.00)	\$0.00	\$19,390.00
2019	\$151,400.00 (\$58,010.00)	\$0.00	\$151,400.00	\$52,990.00 (\$20,300.00)	\$0.00	\$20,300.00
2016	\$126,200.00 (\$79,380.00)	\$0.00	\$126,200.00	\$44,170.00 (\$27,780.00)	\$0.00	\$27,780.00

COUNTY PROPERTY RECORD

TRACT 1

Year	Appraised (100%)			Assessed (35%)		
	Land (CAUV)	Improvements	Total	Land (CAUV)	Improvements	Total
2013	\$84,700.00 (\$65,390.00)	\$0.00	\$84,700.00	\$29,650.00 (\$22,890.00)	\$0.00	\$22,890.00

Historic Appraised (100%) Values



Current Abatements And/Or Exemptions

No Abatement or Exemption Record Found.

Legal

Legal Acres	23.7430	Homestead Reduction	N
Legal Description	WPTSPTNI/2NW1/4&SPT1/2 ...	Owner Occupied	N
Land Use	101 - Cash - grain or gener...	Foreclosure	N
Neighborhood	00400	Board of Revision	N
Card Count	0	New Construction	N
Tax Lien	N	Lender ID	0
Annual Tax	\$878.00	Divided Property	N
Routing Number	172800		

Notes

No Note Records Found.

Residential

No Residential Records Found.

Additions

No Addition Records Found.

Agricultural

COUNTY PROPERTY RECORD

TRACT 1

Land Type	Soil	Acres	Base Rate	Unit Rate	Adj. Rate	CAUV Value (100%)
C - Crop	HTA	22.5040	\$3,450.00	\$3,450.00	\$3,450.00	\$77,640.00
O - Other	HTA	0.7280	\$0.00	\$0.00	\$0.00	\$0.00
Y - WATER	HTA	0.4390	\$0.00	\$0.00	\$0.00	\$0.00
W - Forestry Credit	HTA	0.0720	\$230.00	\$230.00	\$230.00	\$20.00
Totals		23.743				\$77,660.00

Commercial

No Commercial Building Records Found.

Sales

Date	Buyer	Seller	Conveyance Number	Deed Type	Deed	Book/Page	Valid	Parcels In Sale	Amount
11/21/2025	KUHN ANGELA R ETAL	KUHN HOBART J ETAL	463E	AF-AFFIDAVIT		/	NO	10	\$0.00
11/21/2025	KUHN HOBART J ETAL	KUHN MARY M LE	463E	CT-CERTIFICATE TRANSFER		/	NO	10	\$0.00
12/3/2020	KUHN MARY M LE	KUHN MARY M LIFE EST @ (8)	409E	CT-CERTIFICATE TRANSFER		/	NO	10	\$0.00
5/4/2020	KUHN MARY M LIFE EST @ (8)	KUHN MARY M LIFE EST @ (8)	143E	ED-EXEMPT DEEDS		/	NO	10	\$0.00
5/30/2008	KUHN MARY M LIFE EST @ (8)	KUHN HOBART L LIFE ESTATE @ (9)	226E	ED-EXEMPT DEEDS		/	NO	10	\$0.00
4/18/2000	KUHN HOBART L LIFE ESTATE	KUHN KATRINA M	0	Unknown	146E	/	UNKNOWN	10	\$0.00
4/18/2000	KUHN KATRINA M	KUHN MATTHEW E	0	Unknown	146E	/	UNKNOWN	1	\$0.00
4/18/2000	KUHN MATTHEW E	KUHN MICHAEL P	0	Unknown	146E	/	UNKNOWN	1	\$0.00
4/18/2000	KUHN MICHAEL P	KUHN HOBART J	0	Unknown	146E	/	UNKNOWN	1	\$0.00
4/18/2000	KUHN HOBART J	BRUEGGEMANN MARY V	0	Unknown	146E	/	UNKNOWN	1	\$0.00
4/18/2000	BRUEGGEMANN MARY V	KUHN ANGELA R	0	Unknown	146E	/	UNKNOWN	1	\$0.00
4/18/2000	KUHN ANGELA R	KUHN MELISSA A	0	Unknown	146E	/	UNKNOWN	1	\$0.00
4/18/2000	KUHN MELISSA A	KUHN MARY M LIFE ESTATE	0	Unknown	146E	/	UNKNOWN	1	\$0.00
4/18/2000	KUHN MARY M LIFE ESTATE	KUHN HOBART L	0	Unknown	146E	/	UNKNOWN	1	\$0.00
1/9/1995	KUHN HOBART L	Unknown	9	Unknown		/	YES	1	\$23,000.00

COUNTY PROPERTY RECORD

TRACT 1

Land

Land Type	Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Base Rate	Unit Rate	Adj. Rate	Market Value
A5 - Tillable	22.9430	0	0	0	100%	\$6,600.00	\$6,600.00	\$6,600.00	\$151,420.00
A0 - Row	0.8000	0	0	0	0%	\$0.00	\$0.00	\$0.00	\$0.00
Totals	23.7430								\$151,420.00

Improvements

No Improvement Records Found.

Tax

2025 Payable 2026

	Delinquency	First Half	Second Half	Year Total
CHARGE	\$0.00	\$654.01	\$654.01	\$1,308.02
ADJUSTMENT		\$0.00	\$0.00	\$0.00
REDUCTION		-\$172.51	-\$172.51	-\$345.02
NON-BUSINESS CREDIT		-\$42.50	-\$42.50	-\$85.00
OWNER OCCUPANCY CREDIT		\$0.00	\$0.00	\$0.00
HOMESTEAD		\$0.00	\$0.00	\$0.00
SALES CREDIT		\$0.00	\$0.00	\$0.00
NET TAX	\$0.00	\$439.00	\$439.00	\$878.00
CAUV RECOUPMENT	\$0.00	\$0.00	\$0.00	\$0.00
SPECIAL ASSESSMENTS	\$0.00	\$0.00	\$0.00	\$0.00
PENALTY / INTEREST	\$0.00	\$0.00	\$0.00	\$0.00
NET OWED	\$0.00	\$439.00	\$439.00	\$878.00
NET PAID	\$0.00	\$0.00	\$0.00	\$0.00
NET DUE	\$0.00	\$439.00	\$439.00	\$878.00
TAX RATE: 48.124000			ESCROW	\$0.00
EFFECTIVE TAX RATE: 35.430188			SURPLUS	\$0.00

COUNTY PROPERTY RECORD

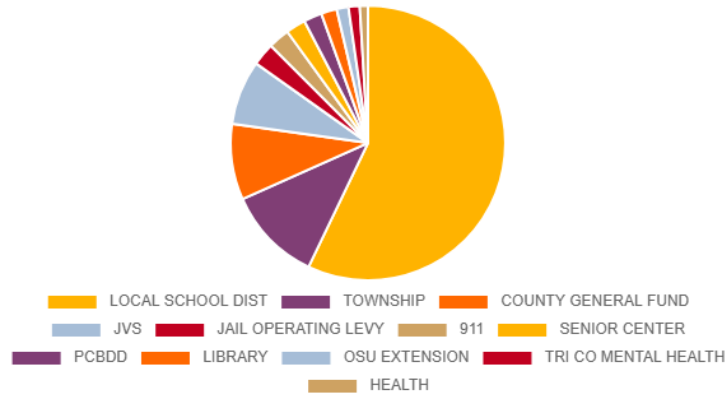
TRACT 1

Tax Payments

Payment Date	Cycle	Prior Paid	First Half Paid	Second Half Paid	Surplus Paid	Receipt Number
6/23/2025	2-24	\$0.00	\$0.00	\$327.56	\$0.00	lawmail-06232025-3-7
2/3/2025	1-24	\$0.00	\$327.56	\$0.00	\$0.00	EMAIL02.03-02032025-33-9
6/11/2024	2-23	\$0.00	\$0.00	\$315.52	\$0.00	ksl061124-06112024-30-3
1/29/2024	1-23	\$0.00	\$315.52	\$0.00	\$0.00	ksl012924-01292024-138-8
6/16/2023	2-22	\$0.00	\$0.00	\$323.19	\$0.00	ksl061623-06162023-46-5
1/20/2023	1-22	\$0.00	\$323.19	\$0.00	\$0.00	ksl012023-01202023-16-7

Tax Distributions

2025



Levy Name	Amount	Percentage
LOCAL SCHOOL DIST	\$501.52	57.12%
LIBRARY	\$16.22	1.85%
OSU EXTENSION	\$12.18	1.39%
JAIL OPERATING LEVY	\$23.48	2.67%
JVS	\$66.68	7.59%
PCBDD	\$18.80	2.14%
TOWNSHIP	\$98.26	11.19%
911	\$22.06	2.51%
HEALTH	\$8.40	0.96%
SENIOR CENTER	\$20.54	2.34%
TRI CO MENTAL HEALTH	\$11.58	1.32%
COUNTY GENERAL FUND	\$78.28	8.92%
Totals	\$878.00	100%

Special Assessments

No Special Assessment Records Found.

COUNTY PROPERTY RECORD

TRACT 2

17-28S-002-01

1/6/2026



Claudia J. Fickel
 County Auditor
 Paulding County, Ohio
www.pauldingcountyauditor.com

MOST RECENT PHOTO



LEGAL

OWNER KUHN ANGELA R ETAL
ADDRESS RD 106
DESCRIPTION W1/2 NW1/4 NE1/4 HARRISON TWP SEC 28
SCHOOL DIST WAYNE TRACE LSD **TAX DIST** 17
ACREAGE 20.0330

VALUATION

	APPRAISED	ASSESSED
LAND	\$175,800.00	\$61,530.00
IMPROVEMENTS	\$0.00	\$0.00
CAUV	\$55,530.00	\$19,440.00
TOTAL	\$55,530.00	\$19,440.00

TAXES

TAXABLE VALUE \$19,440.00
ROLLBACKS NONE
HALF (1ST / 2ND) \$321.49 / \$321.49
YEAR (TOTAL / BALANCE) \$642.98 / \$642.98

SPECIAL ASSESSMENTS

COUNT 1
DELINQUENT / BALANCE \$0.00 / \$0.00
TOTAL / BALANCE \$15.00 / \$15.00

MOST RECENT SALES

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
11/21/2025	KUHN ANGELA R ETAL	KUHN HOBART J ETAL	10	\$0.00	NO
11/21/2025	KUHN HOBART J ETAL	KUHN MARY M LE	10	\$0.00	NO
12/3/2020	KUHN MARY M LE	KUHN MARY M LIFE EST @(8)	10	\$0.00	NO
5/4/2020	KUHN MARY M LIFE EST @(8)	KUHN MARY M LIFE EST @(8)	10	\$0.00	NO
5/30/2008	KUHN MARY M LIFE EST @(8)	KUHN HOBART L LIFE ESTATE @(9)	10	\$0.00	NO

LAND

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
0	0	0	19.7330	0	\$130,240.00
0	0	0	0.3000	0	\$0.00

IMPROVEMENTS

COUNTY PROPERTY RECORD

TRACT 2

17-28S-002-01



Claudia J. Fickel
County Auditor
Paulding County, Ohio
www.pauldingcountyauditor.com

1/6/2026

Parcel

17-28S-002-01

101 - CASH - GRAIN OR GENERA...

Owner

KUHN ANGELA R ETAL

SOLD: 11/21/2025 \$0.00

Address

RD 106

HARRISON TWP

Appraised

\$175,800.00

ACRES: 20.0330

No Sketches for this Parcel

Location

Parcel	17-28S-002-01
Owner	KUHN ANGELA R ETAL
Address	RD 106
Municipality	UNINCORPORATED
Township	HARRISON TWP
School District	WAYNE TRACE LSD

Deeded Owner Address

Mailing Name	KUHN ANGELA R ETAL
Mailing Address	3629 RD 106
City, State, Zip	PAYNE OH 45880

Tax Payer Address

Mailing Name	KUHN ANGELA R ETAL C/O HOBART J KUHN
Mailing Address	3629 RD 106
City, State, Zip	PAYNE OH 45880

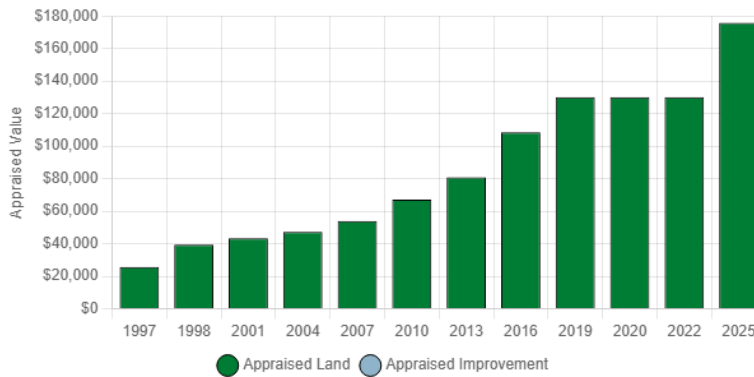
COUNTY PROPERTY RECORD

TRACT 2

Valuation

Year	Appraised (100%)			Assessed (35%)		
	Land (CAUV)	Improvements	Total	Land (CAUV)	Improvements	Total
2025	\$175,800.00 (\$55,530.00 🏹)	\$0.00	\$175,800.00	\$61,530.00 (\$19,440.00 🏹)	\$0.00	\$19,440.00
2022	\$130,200.00 (\$39,140.00 🏹)	\$0.00	\$130,200.00	\$45,570.00 (\$13,700.00 🏹)	\$0.00	\$13,700.00
2020	\$130,200.00 (\$37,250.00 🏹)	\$0.00	\$130,200.00	\$45,570.00 (\$13,040.00 🏹)	\$0.00	\$13,040.00
2019	\$130,200.00 (\$37,380.00 🏹)	\$0.00	\$130,200.00	\$45,570.00 (\$13,080.00 🏹)	\$0.00	\$13,080.00
2016	\$108,500.00 (\$55,270.00 🏹)	\$0.00	\$108,500.00	\$37,980.00 (\$19,340.00 🏹)	\$0.00	\$19,340.00
2013	\$80,900.00 (\$46,980.00 🏹)	\$0.00	\$80,900.00	\$28,320.00 (\$16,440.00 🏹)	\$0.00	\$16,440.00

Historic Appraised (100%) Values



Current Abatements And/Or Exemptions

No Abatement or Exemption Record Found.

COUNTY PROPERTY RECORD

TRACT 2

Legal

Legal Acres	20.0330	Homestead Reduction	N
Legal Description	W1/2 NW1/4 NE1/4 HARRISO...	Owner Occupied	N
Land Use	101 - Cash - grain or gener...	Foreclosure	N
Neighborhood	00400	Board of Revision	N
Card Count	0	New Construction	N
Tax Lien	N	Lender ID	0
Annual Tax	\$627.98	Divided Property	N
Routing Number	172800		

Notes

No Note Records Found.

Residential

No Residential Records Found.

Additions

No Addition Records Found.

Agricultural

Land Type	Soil	Acres	Base Rate	Unit Rate	Adj. Rate	CAUV Value (100%)
C - Crop	HCA	11.1590	\$3,490.00	\$3,490.00	\$3,490.00	\$38,940.00
C - Crop	NNA	4.8380	\$2,100.00	\$2,100.00	\$2,100.00	\$10,160.00
C - Crop	NPA	3.5840	\$1,770.00	\$1,770.00	\$1,770.00	\$6,340.00
O - Other	HCA	0.4260	\$0.00	\$0.00	\$0.00	\$0.00
C - Crop	HTA	0.0260	\$3,450.00	\$3,450.00	\$3,450.00	\$90.00
Totals		20.033				\$55,530.00

Commercial

No Commercial Building Records Found.

COUNTY PROPERTY RECORD

TRACT 2

Improvements

No Improvement Records Found.

Tax

2025 Payable 2026

	Delinquency	First Half	Second Half	Year Total
CHARGE	\$0.00	\$467.77	\$467.77	\$935.54
ADJUSTMENT		\$0.00	\$0.00	\$0.00
REDUCTION		-\$123.38	-\$123.38	-\$246.76
NON-BUSINESS CREDIT		-\$30.40	-\$30.40	-\$60.80
OWNER OCCUPANCY CREDIT		\$0.00	\$0.00	\$0.00
HOMESTEAD		\$0.00	\$0.00	\$0.00
SALES CREDIT		\$0.00	\$0.00	\$0.00
NET TAX	\$0.00	\$313.99	\$313.99	\$627.98
CAUV RECOUPMENT	\$0.00	\$0.00	\$0.00	\$0.00
SPECIAL ASSESSMENTS	\$0.00	\$7.50	\$7.50	\$15.00
PENALTY / INTEREST	\$0.00	\$0.00	\$0.00	\$0.00
NET OWED	\$0.00	\$321.49	\$321.49	\$642.98
NET PAID	\$0.00	\$0.00	\$0.00	\$0.00
NET DUE	\$0.00	\$321.49	\$321.49	\$642.98
TAX RATE: 48.124000			ESCROW	\$0.00
EFFECTIVE TAX RATE: 35.430188			SURPLUS	\$0.00

Tax Payments

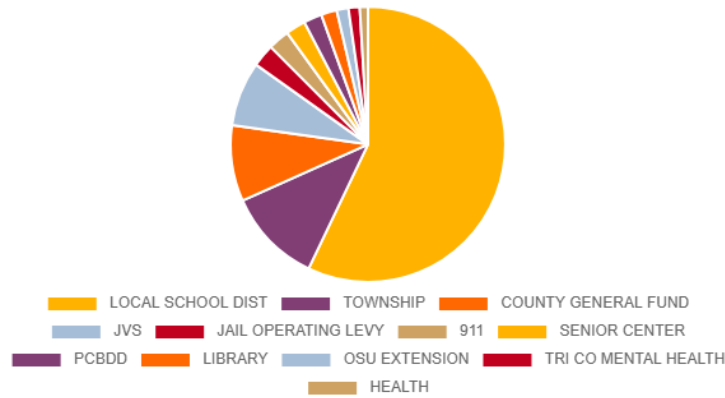
Payment Date	Cycle	Prior Paid	First Half Paid	Second Half Paid	Surplus Paid	Receipt Number
6/23/2025	2-24	\$0.00	\$0.00	\$238.94	\$0.00	lawmail-06232025-3-9
2/3/2025	1-24	\$0.00	\$238.94	\$0.00	\$0.00	EMAIL02.03-02032025-33-2
6/11/2024	2-23	\$0.00	\$0.00	\$230.43	\$0.00	ksl061124-06112024-30-2
1/29/2024	1-23	\$0.00	\$230.43	\$0.00	\$0.00	ksl012924-01292024-138-9
6/16/2023	2-22	\$0.00	\$0.00	\$235.85	\$0.00	ksl061623-06162023-46-8
1/20/2023	1-22	\$0.00	\$235.85	\$0.00	\$0.00	ksl012023-01202023-16-8

COUNTY PROPERTY RECORD

TRACT 2

Tax Distributions

2025



Levy Name	Amount	Percentage
LOCAL SCHOOL DIST	\$358.66	57.11%
LIBRARY	\$11.60	1.85%
OSU EXTENSION	\$8.70	1.39%
JAIL OPERATING LEVY	\$16.78	2.67%
JVS	\$47.70	7.60%
PCBDD	\$13.48	2.15%
TOWNSHIP	\$70.28	11.19%
911	\$15.78	2.51%
HEALTH	\$6.02	0.96%
SENIOR CENTER	\$14.70	2.34%
TRI CO MENTAL HEALTH	\$8.28	1.32%
COUNTY GENERAL FUND	\$56.00	8.92%
Totals	\$627.98	100%

Special Assessments

Project Name	Past		Due		Year Balance				
	Delinquency	Adjustment	First Half	Adjustment	Second Half	Adjustment	First Half	Second Half	Total
15-184 SOUTH CR MT 13-1-10112	\$0.00	\$0.00	\$7.50	\$0.00	\$7.50	\$0.00	\$7.50	\$7.50	\$15.00
Totals	\$0.00	\$0.00	\$7.50	\$0.00	\$7.50	\$0.00	\$7.50	\$7.50	\$15.00

COUNTY PROPERTY RECORD

TRACT 3

17-28S-002-02

1/6/2026



Claudia J. Fickel
 County Auditor
 Paulding County, Ohio
www.pauldingcountyauditor.com

MOST RECENT PHOTO



LEGAL

OWNER KUHN ANGELA R ETAL
ADDRESS RD 106
DESCRIPTION E1/2 NW1/4 NE1/4 HARRISON TWP SEC 28
SCHOOL DIST WAYNE TRACE LSD **TAX DIST** 17
ACREAGE 20.0330

VALUATION

	APPRAISED	ASSESSED
LAND	\$175,800.00	\$61,530.00
IMPROVEMENTS	\$0.00	\$0.00
CAUV	\$53,960.00	\$18,890.00
TOTAL	\$53,960.00	\$18,890.00

TAXES

TAXABLE VALUE \$18,890.00
ROLLBACKS NONE
HALF (1ST / 2ND) \$312.60 / \$312.60
YEAR (TOTAL / BALANCE) \$625.20 / \$625.20

SPECIAL ASSESSMENTS

COUNT 1
DELINQUENT / BALANCE \$0.00 / \$0.00
TOTAL / BALANCE \$15.00 / \$15.00

MOST RECENT SALES

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
11/21/2025	KUHN ANGELA R ETAL	KUHN HOBART J ETAL	10	\$0.00	NO
11/21/2025	KUHN HOBART J ETAL	KUHN MARY M LE	10	\$0.00	NO
12/3/2020	KUHN MARY M LE	KUHN MARY M LIFE EST @(8)	10	\$0.00	NO
5/4/2020	KUHN MARY M LIFE EST @(8)	KUHN MARY M LIFE EST @(8)	10	\$0.00	NO
5/30/2008	KUHN MARY M LIFE EST @(8)	KUHN HOBART L LIFE ESTATE @(9)	10	\$0.00	NO

LAND

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
0	0	0	19.7330	0	\$130,240.00
0	0	0	0.3000	0	\$0.00

IMPROVEMENTS

COUNTY PROPERTY RECORD

TRACT 3

17-28S-002-02

1/6/2026



Claudia J. Fickel
County Auditor
Paulding County, Ohio
www.pauldingcountyauditor.com

Parcel

17-28S-002-02

101 - CASH - GRAIN OR GENERA...

Owner

KUHN ANGELA R ETAL

SOLD: 11/21/2025 \$0.00

Address

RD 106

HARRISON TWP

Appraised

\$175,800.00

ACRES: 20.0330

No Sketches for this Parcel

Location

Parcel	17-28S-002-02
Owner	KUHN ANGELA R ETAL
Address	RD 106
Municipality	UNINCORPORATED
Township	HARRISON TWP
School District	WAYNE TRACE LSD

Deeded Owner Address

Mailing Name	KUHN ANGELA R ETAL
Mailing Address	3629 RD 106
City, State, Zip	PAYNE OH 45880

Tax Payer Address

Mailing Name	KUHN ANGELA R ETAL C/O HOBART J KUHN
Mailing Address	3629 RD 106
City, State, Zip	PAYNE OH 45880

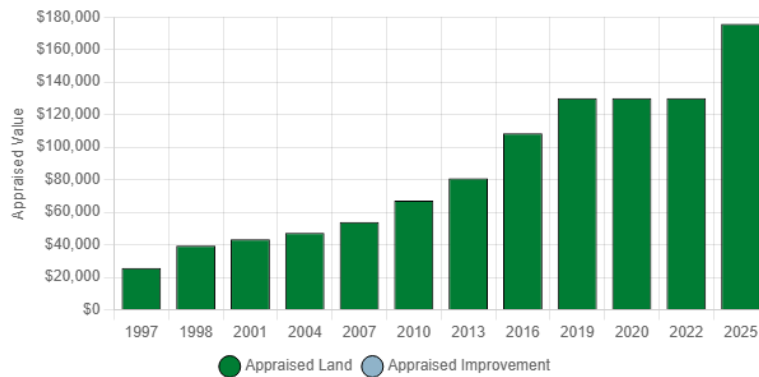
COUNTY PROPERTY RECORD

TRACT 3

Valuation

Year	Appraised (100%)			Assessed (35%)		
	Land (CAUV)	Improvements	Total	Land (CAUV)	Improvements	Total
2025	\$175,800.00 (\$53,960.00)	\$0.00	\$175,800.00	\$61,530.00 (\$18,890.00)	\$0.00	\$18,890.00
2022	\$130,200.00 (\$37,830.00)	\$0.00	\$130,200.00	\$45,570.00 (\$13,240.00)	\$0.00	\$13,240.00
2020	\$130,200.00 (\$35,970.00)	\$0.00	\$130,200.00	\$45,570.00 (\$12,590.00)	\$0.00	\$12,590.00
2019	\$130,200.00 (\$36,130.00)	\$0.00	\$130,200.00	\$45,570.00 (\$12,650.00)	\$0.00	\$12,650.00
2016	\$108,500.00 (\$53,100.00)	\$0.00	\$108,500.00	\$37,980.00 (\$18,590.00)	\$0.00	\$18,590.00
2013	\$80,900.00 (\$45,410.00)	\$0.00	\$80,900.00	\$28,320.00 (\$15,890.00)	\$0.00	\$15,890.00

Historic Appraised (100%) Values



Current Abatements And/Or Exemptions

No Abatement or Exemption Record Found.

COUNTY PROPERTY RECORD

TRACT 3

Legal

Legal Acres	20.0330	Homestead Reduction	N
Legal Description	E1/2 NW1/4 NE1/4 HARRISON ...	Owner Occupied	N
Land Use	101 - Cash - grain or gener...	Foreclosure	N
Neighborhood	00400	Board of Revision	N
Card Count	0	New Construction	N
Tax Lien	N	Lender ID	0
Annual Tax	\$610.20	Divided Property	N
Routing Number	172800		

Notes

No Note Records Found.

Residential

No Residential Records Found.

Additions

No Addition Records Found.

Agricultural

Land Type	Soil	Acres	Base Rate	Unit Rate	Adj. Rate	CAUV Value (100%)
C - Crop	HCA	10.7860	\$3,490.00	\$3,490.00	\$3,490.00	\$37,640.00
C - Crop	NPA	6.7120	\$1,770.00	\$1,770.00	\$1,770.00	\$11,880.00
C - Crop	NNA	2.1150	\$2,100.00	\$2,100.00	\$2,100.00	\$4,440.00
O - Other	HCA	0.2760	\$0.00	\$0.00	\$0.00	\$0.00
O - Other	NPA	0.1440	\$0.00	\$0.00	\$0.00	\$0.00
Totals		20.033				\$53,960.00

Commercial

No Commercial Building Records Found.

COUNTY PROPERTY RECORD

TRACT 3

Improvements

No Improvement Records Found.

Tax

2025 Payable 2026

	Delinquency	First Half	Second Half	Year Total
CHARGE	\$0.00	\$454.53	\$454.53	\$909.06
ADJUSTMENT		\$0.00	\$0.00	\$0.00
REDUCTION		-\$119.89	-\$119.89	-\$239.78
NON-BUSINESS CREDIT		-\$29.54	-\$29.54	-\$59.08
OWNER OCCUPANCY CREDIT		\$0.00	\$0.00	\$0.00
HOMESTEAD		\$0.00	\$0.00	\$0.00
SALES CREDIT		\$0.00	\$0.00	\$0.00
NET TAX	\$0.00	\$305.10	\$305.10	\$610.20
CAUV RECOUPMENT	\$0.00	\$0.00	\$0.00	\$0.00
SPECIAL ASSESSMENTS	\$0.00	\$7.50	\$7.50	\$15.00
PENALTY / INTEREST	\$0.00	\$0.00	\$0.00	\$0.00
NET OWED	\$0.00	\$312.60	\$312.60	\$625.20
NET PAID	\$0.00	\$0.00	\$0.00	\$0.00
NET DUE	\$0.00	\$312.60	\$312.60	\$625.20
TAX RATE: 48.124000			ESCROW	\$0.00
EFFECTIVE TAX RATE: 35.430188			SURPLUS	\$0.00

Tax Payments

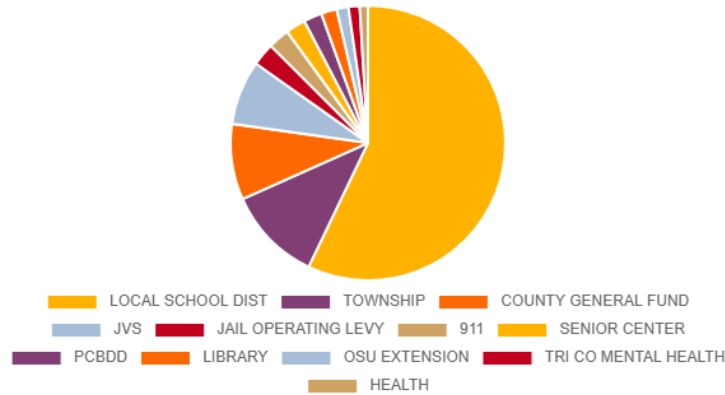
Payment Date	Cycle	Prior Paid	First Half Paid	Second Half Paid	Surplus Paid	Receipt Number
6/23/2025	2-24	\$0.00	\$0.00	\$231.17	\$0.00	lawmail-06232025-3-8
2/3/2025	1-24	\$0.00	\$231.17	\$0.00	\$0.00	EMAIL02.03-02032025-33-3
6/11/2024	2-23	\$0.00	\$0.00	\$222.94	\$0.00	ksl061124-06112024-30-1
1/29/2024	1-23	\$0.00	\$222.94	\$0.00	\$0.00	ksl012924-01292024-138-10
6/16/2023	2-22	\$0.00	\$0.00	\$228.18	\$0.00	ksl061623-06162023-46-9
1/20/2023	1-22	\$0.00	\$228.18	\$0.00	\$0.00	ksl012023-01202023-16-9

COUNTY PROPERTY RECORD

TRACT 3

Tax Distributions

2025



Levy Name	Amount	Percentage
LOCAL SCHOOL DIST	\$348.52	57.12%
LIBRARY	\$11.28	1.85%
OSU EXTENSION	\$8.46	1.39%
JAIL OPERATING LEVY	\$16.32	2.67%
JVS	\$46.34	7.59%
PCBDD	\$13.08	2.14%
TOWNSHIP	\$68.28	11.19%
911	\$15.34	2.51%
HEALTH	\$5.86	0.96%
SENIOR CENTER	\$14.28	2.34%
TRI CO MENTAL HEALTH	\$8.04	1.32%
COUNTY GENERAL FUND	\$54.40	8.92%
Totals	\$610.20	100%

Special Assessments

Project Name	Past		Due		Year Balance				
	Delinquency	Adjustment	First Half	Adjustment	Second Half	Adjustment	First Half	Second Half	Total
15-184 SOUTH CR MT 13-1-10112	\$0.00	\$0.00	\$7.50	\$0.00	\$7.50	\$0.00	\$7.50	\$7.50	\$15.00
Totals	\$0.00	\$0.00	\$7.50	\$0.00	\$7.50	\$0.00	\$7.50	\$7.50	\$15.00

COUNTY PROPERTY RECORD

PART OF TRACT 4

17-22S-006-00

1/6/2026



Claudia J. Fickel
 County Auditor
 Paulding County, Ohio
www.pauldingcountyauditor.com

MOST RECENT PHOTO



LEGAL

OWNER KUHN ANGELA R ETAL
ADDRESS RD 106
DESCRIPTION PT SPT S1/2 SW1/4 HARRISON TWP SEC 22
SCHOOL DIST WAYNE TRACE LSD **TAX DIST** 17
ACREAGE 15.2850

VALUATION

	APPRAISED	ASSESSED
LAND	\$134,900.00	\$47,220.00
IMPROVEMENTS	\$0.00	\$0.00
CAUV	\$51,420.00	\$18,000.00
TOTAL	\$51,420.00	\$18,000.00

TAXES

TAXABLE VALUE \$18,000.00
ROLLBACKS NONE
HALF (1ST / 2ND) \$328.97 / \$328.97
YEAR (TOTAL / BALANCE) \$657.94 / \$657.94

SPECIAL ASSESSMENTS

COUNT 2
DELINQUENT / BALANCE \$0.00 / \$0.00
TOTAL / BALANCE \$76.48 / \$76.48

MOST RECENT SALES

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
11/21/2025	KUHN ANGELA R ETAL	KUHN HOBART J ETAL	10	\$0.00	NO
11/21/2025	KUHN HOBART J ETAL	KUHN MARY M LE	10	\$0.00	NO
12/3/2020	KUHN MARY M LE	KUHN MARY M LIFE EST @(8)	10	\$0.00	NO
5/4/2020	KUHN MARY M LIFE EST @(8)	KUHN MARY M LIFE EST @(8)	10	\$0.00	NO
5/30/2008	KUHN MARY M LIFE EST @(8)	KUHN HOBART L LIFE ESTATE @(9)	10	\$0.00	NO

LAND

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
0	0	0	15.1340	0	\$99,880.00
0	0	0	0.1510	0	\$0.00

IMPROVEMENTS

COUNTY PROPERTY RECORD

PART OF TRACT 4

17-22S-006-00

1/6/2026



Claudia J. Fickel
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Parcel

17-22S-006-00

101 - CASH - GRAIN OR GENERA...

Owner

KUHN ANGELA R ETAL

SOLD: 11/21/2025 \$0.00

Address

RD 106

HARRISON TWP

Appraised

\$134,900.00

ACRES: 15.2850

No Sketches for this Parcel

Location

Parcel	17-22S-006-00
Owner	KUHN ANGELA R ETAL
Address	RD 106
Municipality	UNINCORPORATED
Township	HARRISON TWP
School District	WAYNE TRACE LSD

Deeded Owner Address

Mailing Name	KUHN ANGELA R ETAL
Mailing Address	3629 RD 106
City, State, Zip	PAYNE OH 45880

Tax Payer Address

Mailing Name	KUHN ANGELA R ETAL C/O HOBART J KUHN
Mailing Address	3629 RD 106
City, State, Zip	PAYNE OH 45880

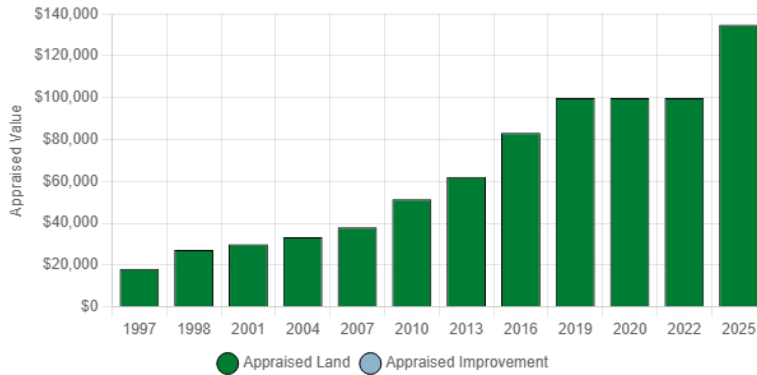
COUNTY PROPERTY RECORD

PART OF TRACT 4

Valuation

Year	Appraised (100%)			Assessed (35%)		
	Land (CAUV)	Improvements	Total	Land (CAUV)	Improvements	Total
2025	\$134,900.00 (\$51,420.00 🗑️)	\$0.00	\$134,900.00	\$47,220.00 (\$18,000.00 🗑️)	\$0.00	\$18,000.00
2022	\$99,900.00 (\$36,660.00 🗑️)	\$0.00	\$99,900.00	\$34,970.00 (\$12,830.00 🗑️)	\$0.00	\$12,830.00
2020	\$99,900.00 (\$36,660.00 🗑️)	\$0.00	\$99,900.00	\$34,970.00 (\$12,830.00 🗑️)	\$0.00	\$12,830.00
2019	\$99,900.00 (\$37,090.00 🗑️)	\$0.00	\$99,900.00	\$34,970.00 (\$12,980.00 🗑️)	\$0.00	\$12,980.00
2016	\$83,200.00 (\$52,360.00 🗑️)	\$0.00	\$83,200.00	\$29,120.00 (\$18,330.00 🗑️)	\$0.00	\$18,330.00
2013	\$62,100.00 (\$43,130.00 🗑️)	\$0.00	\$62,100.00	\$21,740.00 (\$15,100.00 🗑️)	\$0.00	\$15,100.00

Historic Appraised (100%) Values



Current Abatements And/Or Exemptions

No Abatement or Exemption Record Found.

COUNTY PROPERTY RECORD

PART OF TRACT 4

Legal			
Legal Acres	15.2850	Homestead Reduction	N
Legal Description	PT SPT S1/2 SW1/4 HARRISO...	Owner Occupied	N
Land Use	101 - Cash - grain or gener...	Foreclosure	N
Neighborhood	00400	Board of Revision	N
Card Count	0	New Construction	N
Tax Lien	N	Lender ID	0
Annual Tax	\$581.46	Divided Property	N
Routing Number	172200		

Notes
No Note Records Found.

Residential
No Residential Records Found.

Additions
No Addition Records Found.

Agricultural						
Land Type	Soil	Acres	Base Rate	Unit Rate	Adj. Rate	CAUV Value (100%)
C - Crop	HTA	14.9040	\$3,450.00	\$3,450.00	\$3,450.00	\$51,420.00
O - Other	HTA	0.3810	\$0.00	\$0.00	\$0.00	\$0.00
Totals		15.285				\$51,420.00

Commercial
No Commercial Building Records Found.

COUNTY PROPERTY RECORD

PART OF TRACT 4

Improvements

No Improvement Records Found.

Tax

2025 Payable 2026

	Delinquency	First Half	Second Half	Year Total
CHARGE	\$0.00	\$433.12	\$433.12	\$866.24
ADJUSTMENT		\$0.00	\$0.00	\$0.00
REDUCTION		-\$114.24	-\$114.24	-\$228.48
NON-BUSINESS CREDIT		-\$28.15	-\$28.15	-\$56.30
OWNER OCCUPANCY CREDIT		\$0.00	\$0.00	\$0.00
HOMESTEAD		\$0.00	\$0.00	\$0.00
SALES CREDIT		\$0.00	\$0.00	\$0.00
NET TAX	\$0.00	\$290.73	\$290.73	\$581.46
CAUV RECOUPMENT	\$0.00	\$0.00	\$0.00	\$0.00
SPECIAL ASSESSMENTS	\$0.00	\$38.24	\$38.24	\$76.48
PENALTY / INTEREST	\$0.00	\$0.00	\$0.00	\$0.00
NET OWED	\$0.00	\$328.97	\$328.97	\$657.94
NET PAID	\$0.00	\$0.00	\$0.00	\$0.00
NET DUE	\$0.00	\$328.97	\$328.97	\$657.94
TAX RATE: 48.124000			ESCROW	\$0.00
EFFECTIVE TAX RATE: 35.430188			SURPLUS	\$0.00

Tax Payments

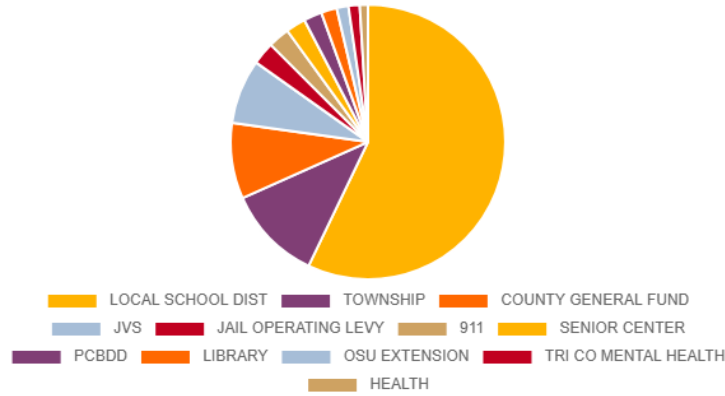
Payment Date	Cycle	Prior Paid	First Half Paid	Second Half Paid	Surplus Paid	Receipt Number
6/23/2025	2-24	\$0.00	\$0.00	\$307.23	\$0.00	lawmail-06232025-3-3
2/3/2025	1-24	\$0.00	\$307.23	\$0.00	\$0.00	EMAIL02.03-02032025-33-5
6/11/2024	2-23	\$0.00	\$0.00	\$252.13	\$0.00	ksl061124-06112024-30-10
1/29/2024	1-23	\$0.00	\$252.14	\$0.00	\$0.00	ksl012924-01292024-138-1
6/16/2023	2-22	\$0.00	\$0.00	\$262.33	\$0.00	ksl061623-06162023-46-4
1/20/2023	1-22	\$0.00	\$262.34	\$0.00	\$0.00	ksl012023-01202023-16-1

COUNTY PROPERTY RECORD

PART OF TRACT 4

Tax Distributions

2025



Levy Name	Amount	Percentage
LOCAL SCHOOL DIST	\$332.12	57.12%
LIBRARY	\$10.74	1.85%
OSU EXTENSION	\$8.06	1.39%
JAIL OPERATING LEVY	\$15.54	2.67%
JVS	\$44.16	7.59%
PCBDD	\$12.46	2.14%
TOWNSHIP	\$65.08	11.19%
911	\$14.62	2.51%
HEALTH	\$5.58	0.96%
SENIOR CENTER	\$13.60	2.34%
TRI CO MENTAL HEALTH	\$7.66	1.32%
COUNTY GENERAL FUND	\$51.84	8.92%
Totals	\$581.46	100%

Special Assessments

Project Name	Past		Due		Year Balance				
	Delinquency	Adjustment	First Half	Adjustment	Second Half	Adjustment	First Half	Second Half	Total
15-336 BIG RUN#135 MT 13-1-10054	\$0.00	\$0.00	\$38.24	\$0.00	\$38.24	\$0.00	\$38.24	\$38.24	\$76.48
Totals	\$0.00	\$0.00	\$38.24	\$0.00	\$38.24	\$0.00	\$38.24	\$38.24	\$76.48

COUNTY PROPERTY RECORD

PART OF TRACT 4

17-22S-006-01

1/6/2026



Claudia J. Fickel
 County Auditor
 Paulding County, Ohio
www.pauldingcountyauditor.com

MOST RECENT PHOTO



LEGAL

OWNER KUHN ANGELA R ETAL
ADDRESS RD 106
DESCRIPTION PT SE1/4 SW1/4 HARRISON TWP SEC 22
SCHOOL DIST WAYNE TRACE LSD **TAX DIST** 17
ACREAGE 5.0000

VALUATION

	APPRAISED	ASSESSED
LAND	\$44,600.00	\$15,610.00
IMPROVEMENTS	\$0.00	\$0.00
CAUV	\$16,820.00	\$5,890.00
TOTAL	\$16,820.00	\$5,890.00

TAXES

TAXABLE VALUE \$5,890.00
ROLLBACKS NONE
HALF (1ST / 2ND) \$112.70 / \$112.70
YEAR (TOTAL / BALANCE) \$225.40 / \$225.40

SPECIAL ASSESSMENTS

COUNT 2
DELINQUENT / BALANCE \$0.00 / \$0.00
TOTAL / BALANCE \$35.12 / \$35.12

MOST RECENT SALES

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
11/21/2025	KUHN ANGELA R ETAL	KUHN HOBART J ETAL	10	\$0.00	NO
11/21/2025	KUHN HOBART J ETAL	KUHN MARY M LE	10	\$0.00	NO
12/3/2020	KUHN MARY M LE	KUHN MARY M LIFE EST @(8)	10	\$0.00	NO
5/4/2020	KUHN MARY M LIFE EST @(8)	KUHN MARY M LIFE EST @(8)	10	\$0.00	NO
5/30/2008	KUHN MARY M LIFE EST @(8)	KUHN HOBART L LIFE ESTATE @(9)	10	\$0.00	NO

LAND

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
0	0	0	5.0000	0	\$33,000.00

IMPROVEMENTS

COUNTY PROPERTY RECORD

PART OF TRACT 4

17-22S-006-01



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County Auditor
Paulding County, Ohio
www.pauldingcountyauditor.com

1/6/2026

Parcel

17-22S-006-01

501 - RESID UNPLAT 0-09.99 AC...

Owner

KUHN ANGELA R ETAL

SOLD: 11/21/2025 \$0.00

Address

RD 106

HARRISON TWP

Appraised

\$44,600.00

ACRES: 5.0000

No Sketches for this Parcel

Location

Parcel	17-22S-006-01
Owner	KUHN ANGELA R ETAL
Address	RD 106
Municipality	UNINCORPORATED
Township	HARRISON TWP
School District	WAYNE TRACE LSD

Deeded Owner Address

Mailing Name	KUHN ANGELA R ETAL
Mailing Address	3629 RD 106
City, State, Zip	PAYNE OH 45880

Tax Payer Address

Mailing Name	KUHN ANGELA R ETAL C/O HOBART J KUHN
Mailing Address	3629 RD 106
City, State, Zip	PAYNE OH 45880

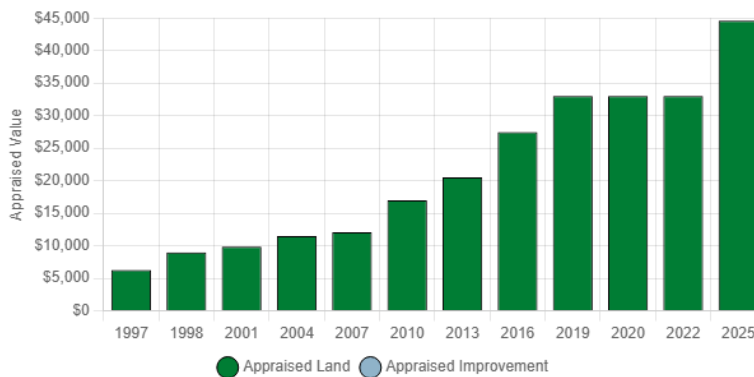
COUNTY PROPERTY RECORD

PART OF TRACT 4

Valuation

Year	Appraised (100%)			Assessed (35%)		
	Land (CAUV)	Improvements	Total	Land (CAUV)	Improvements	Total
2025	\$44,600.00 (\$16,820.00 🍂)	\$0.00	\$44,600.00	\$15,610.00 (\$5,890.00 🍂)	\$0.00	\$5,890.00
2022	\$33,000.00 (\$11,990.00 🍂)	\$0.00	\$33,000.00	\$11,550.00 (\$4,200.00 🍂)	\$0.00	\$4,200.00
2020	\$33,000.00 (\$11,990.00 🍂)	\$0.00	\$33,000.00	\$11,550.00 (\$4,200.00 🍂)	\$0.00	\$4,200.00
2019	\$33,000.00 (\$12,120.00 🍂)	\$0.00	\$33,000.00	\$11,550.00 (\$4,240.00 🍂)	\$0.00	\$4,240.00
2016	\$27,500.00 (\$17,300.00 🍂)	\$0.00	\$27,500.00	\$9,630.00 (\$6,060.00 🍂)	\$0.00	\$6,060.00
2013	\$20,500.00 (\$14,250.00 🍂)	\$0.00	\$20,500.00	\$7,180.00 (\$4,990.00 🍂)	\$0.00	\$4,990.00

Historic Appraised (100%) Values



Current Abatements And/Or Exemptions

No Abatement or Exemption Record Found.

COUNTY PROPERTY RECORD

PART OF TRACT 4

Legal			
Legal Acres	5.0000	Homestead Reduction	N
Legal Description	PT SE1/4 SW1/4 HARRISON T...	Owner Occupied	N
Land Use	501 - Resid Unplat 0-09.99 ...	Foreclosure	N
Neighborhood	00400	Board of Revision	N
Card Count	0	New Construction	N
Tax Lien	N	Lender ID	0
Annual Tax	\$190.28	Divided Property	N
Routing Number	172200		

Notes

No Note Records Found.

Residential

No Residential Records Found.

Additions

No Addition Records Found.

Agricultural

Land Type	Soil	Acres	Base Rate	Unit Rate	Adj. Rate	CAUV Value (100%)
C - Crop	HTA	4.8750	\$3,450.00	\$3,450.00	\$3,450.00	\$16,820.00
O - Other	HTA	0.1250	\$0.00	\$0.00	\$0.00	\$0.00
Totals		5.000				\$16,820.00

Commercial

No Commercial Building Records Found.

COUNTY PROPERTY RECORD

PART OF TRACT 4

Improvements

No Improvement Records Found.

Tax

2025 Payable 2026

	Delinquency	First Half	Second Half	Year Total
CHARGE	\$0.00	\$141.73	\$141.73	\$283.46
ADJUSTMENT		\$0.00	\$0.00	\$0.00
REDUCTION		-\$37.38	-\$37.38	-\$74.76
NON-BUSINESS CREDIT		-\$9.21	-\$9.21	-\$18.42
OWNER OCCUPANCY CREDIT		\$0.00	\$0.00	\$0.00
HOMESTEAD		\$0.00	\$0.00	\$0.00
SALES CREDIT		\$0.00	\$0.00	\$0.00
NET TAX	\$0.00	\$95.14	\$95.14	\$190.28
CAUV RECOUPMENT	\$0.00	\$0.00	\$0.00	\$0.00
SPECIAL ASSESSMENTS	\$0.00	\$17.56	\$17.56	\$35.12
PENALTY / INTEREST	\$0.00	\$0.00	\$0.00	\$0.00
NET OWED	\$0.00	\$112.70	\$112.70	\$225.40
NET PAID	\$0.00	\$0.00	\$0.00	\$0.00
NET DUE	\$0.00	\$112.70	\$112.70	\$225.40
TAX RATE: 48.124000			ESCROW	\$0.00
EFFECTIVE TAX RATE: 35.430188			SURPLUS	\$0.00

Tax Payments

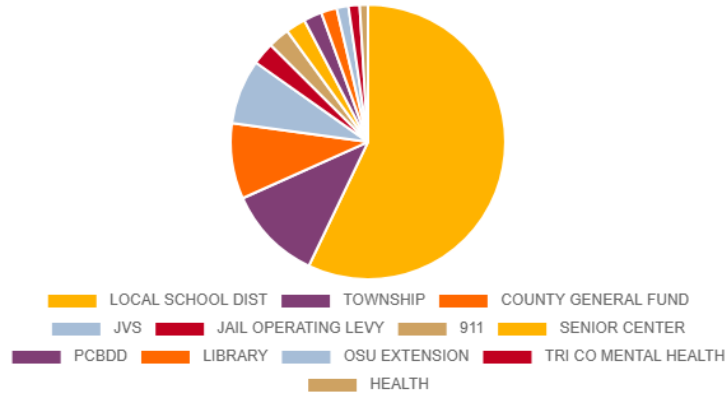
Payment Date	Cycle	Prior Paid	First Half Paid	Second Half Paid	Surplus Paid	Receipt Number
6/23/2025	2-24	\$0.00	\$0.00	\$105.61	\$0.00	lawmail-06232025-3-2
2/3/2025	1-24	\$0.00	\$105.62	\$0.00	\$0.00	EMAIL02.03-02032025-33-10
6/11/2024	2-23	\$0.00	\$0.00	\$87.58	\$0.00	ksl061124-06112024-30-9
1/29/2024	1-23	\$0.00	\$87.59	\$0.00	\$0.00	ksl012924-01292024-138-2
6/16/2023	2-22	\$0.00	\$0.00	\$90.92	\$0.00	ksl061623-06162023-46-2
1/20/2023	1-22	\$0.00	\$90.92	\$0.00	\$0.00	ksl012023-01202023-16-2

COUNTY PROPERTY RECORD

PART OF TRACT 4

Tax Distributions

2025



Levy Name	Amount	Percentage
LOCAL SCHOOL DIST	\$108.64	57.09%
LIBRARY	\$3.52	1.85%
OSU EXTENSION	\$2.64	1.39%
JAIL OPERATING LEVY	\$5.08	2.67%
JVS	\$14.46	7.60%
PCBDD	\$4.10	2.15%
TOWNSHIP	\$21.30	11.19%
911	\$4.78	2.51%
HEALTH	\$1.84	0.97%
SENIOR CENTER	\$4.46	2.34%
TRI CO MENTAL HEALTH	\$2.50	1.31%
COUNTY GENERAL FUND	\$16.96	8.91%
Totals	\$190.28	100%

Special Assessments

Project Name	Past		Due				Year Balance		Total
	Delinquency	Adjustment	First Half	Adjustment	Second Half	Adjustment	First Half	Second Half	
15-336 BIG RUN#135 MT 13-1-10054	\$0.00	\$0.00	\$17.56	\$0.00	\$17.56	\$0.00	\$17.56	\$17.56	\$35.12
Totals	\$0.00	\$0.00	\$17.56	\$0.00	\$17.56	\$0.00	\$17.56	\$17.56	\$35.12

COUNTY PROPERTY RECORD

PART OF TRACT 4

17-22S-006-02

1/6/2026



Claudia J. Fickel
 County Auditor
 Paulding County, Ohio
www.pauldingcountyauditor.com

MOST RECENT PHOTO



LEGAL

OWNER KUHN ANGELA R ETAL
ADDRESS RD 106
DESCRIPTION PT S1/2 SW1/4 HARRISON TWP SEC 22
SCHOOL DIST WAYNE TRACE LSD **TAX DIST** 17
ACREAGE 5.0000

VALUATION

	APPRAISED	ASSESSED
LAND	\$44,600.00	\$15,610.00
IMPROVEMENTS	\$0.00	\$0.00
CAUV	\$16,800.00	\$5,880.00
TOTAL	\$16,800.00	\$5,880.00

TAXES

TAXABLE VALUE \$5,880.00
ROLLBACKS NONE
HALF (1ST / 2ND) \$112.53 / \$112.53
YEAR (TOTAL / BALANCE) \$225.06 / \$225.06

SPECIAL ASSESSMENTS

COUNT 2
DELINQUENT / BALANCE \$0.00 / \$0.00
TOTAL / BALANCE \$35.12 / \$35.12

MOST RECENT SALES

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
11/21/2025	KUHN ANGELA R ETAL	KUHN HOBART J ETAL	10	\$0.00	NO
11/21/2025	KUHN HOBART J ETAL	KUHN MARY M LE	10	\$0.00	NO
12/3/2020	KUHN MARY M LE	KUHN MARY M LIFE EST @(8)	10	\$0.00	NO
5/4/2020	KUHN MARY M LIFE EST @(8)	KUHN MARY M LIFE EST @(8)	10	\$0.00	NO
5/30/2008	KUHN MARY M LIFE EST @(8)	KUHN HOBART L LIFE ESTATE @(9)	10	\$0.00	NO

LAND

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
0	0	0	5.0000	0	\$33,000.00

IMPROVEMENTS

COUNTY PROPERTY RECORD

PART OF TRACT 4

17-22S-006-02



Claudia J. Fickel
County Auditor
Paulding County, Ohio
www.pauldingcountyauditor.com

1/6/2026

Parcel

17-22S-006-02

501 - RESID UNPLAT 0-09.99 AC...

Owner

KUHN ANGELA R ETAL

SOLD: 11/21/2025 \$0.00

Address

RD 106

HARRISON TWP

Appraised

\$44,600.00

ACRES: 5.0000

No Sketches for this Parcel

Location

Parcel	17-22S-006-02
Owner	KUHN ANGELA R ETAL
Address	RD 106
Municipality	UNINCORPORATED
Township	HARRISON TWP
School District	WAYNE TRACE LSD

Deeded Owner Address

Mailing Name	KUHN ANGELA R ETAL
Mailing Address	3629 RD 106
City, State, Zip	PAYNE OH 45880

Tax Payer Address

Mailing Name	KUHN ANGELA R ETAL C/O HOBART J KUHN
Mailing Address	3629 RD 106
City, State, Zip	PAYNE OH 45880

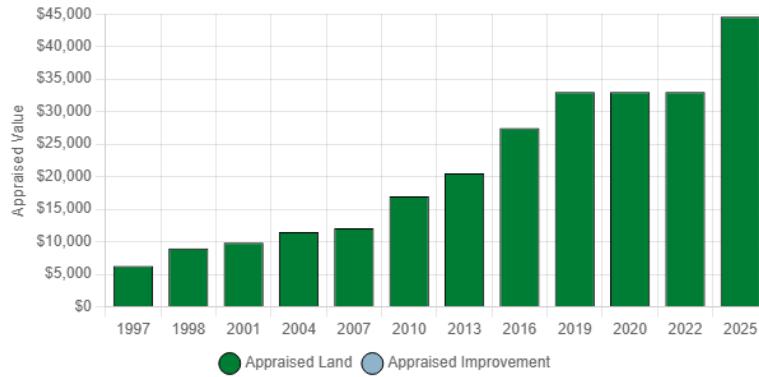
Valuation

Year	Appraised (100%)			Assessed (35%)		
	Land (CAUV)	Improvements	Total	Land (CAUV)	Improvements	Total
2025	\$44,600.00 (\$16,800.00)	\$0.00	\$44,600.00	\$15,610.00 (\$5,880.00)	\$0.00	\$5,880.00
2022	\$33,000.00 (\$11,980.00)	\$0.00	\$33,000.00	\$11,550.00 (\$4,190.00)	\$0.00	\$4,190.00
2020	\$33,000.00 (\$11,980.00)	\$0.00	\$33,000.00	\$11,550.00 (\$4,190.00)	\$0.00	\$4,190.00
2019	\$33,000.00 (\$12,120.00)	\$0.00	\$33,000.00	\$11,550.00 (\$4,240.00)	\$0.00	\$4,240.00
2016	\$27,500.00 (\$17,300.00)	\$0.00	\$27,500.00	\$9,630.00 (\$6,060.00)	\$0.00	\$6,060.00
2013	\$20,500.00 (\$14,250.00)	\$0.00	\$20,500.00	\$7,180.00 (\$4,990.00)	\$0.00	\$4,990.00

Historic Appraised (100%) Values

COUNTY PROPERTY RECORD

PART OF TRACT 4



Current Abatements And/Or Exemptions

No Abatement or Exemption Record Found.

Legal

Legal Acres	5.0000	Homestead Reduction	N
Legal Description	PT S1/2 SW1/4 HARRISON TW...	Owner Occupied	N
Land Use	501 - Resid Unplat 0-09.99 ...	Foreclosure	N
Neighborhood	00400	Board of Revision	N
Card Count	0	New Construction	N
Tax Lien	N	Lender ID	0
Annual Tax	\$189.94	Divided Property	N
Routing Number	172200		

Notes

No Note Records Found.

Residential

No Residential Records Found.

Additions

No Addition Records Found.

Agricultural

Land Type	Soil	Acres	Base Rate	Unit Rate	Adj. Rate	CAUV Value (100%)
C - Crop	HTA	4.8700	\$3,450.00	\$3,450.00	\$3,450.00	\$16,800.00
O - Other	HTA	0.1300	\$0.00	\$0.00	\$0.00	\$0.00
Totals		5.000				\$16,800.00

COUNTY PROPERTY RECORD

PART OF TRACT 4

Improvements

No Improvement Records Found.

Tax

2025 Payable 2026

	Delinquency	First Half	Second Half	Year Total
CHARGE	\$0.00	\$141.48	\$141.48	\$282.96
ADJUSTMENT		\$0.00	\$0.00	\$0.00
REDUCTION		-\$37.32	-\$37.32	-\$74.64
NON-BUSINESS CREDIT		-\$9.19	-\$9.19	-\$18.38
OWNER OCCUPANCY CREDIT		\$0.00	\$0.00	\$0.00
HOMESTEAD		\$0.00	\$0.00	\$0.00
SALES CREDIT		\$0.00	\$0.00	\$0.00
NET TAX	\$0.00	\$94.97	\$94.97	\$189.94
CAUV RECOUPMENT	\$0.00	\$0.00	\$0.00	\$0.00
SPECIAL ASSESSMENTS	\$0.00	\$17.56	\$17.56	\$35.12
PENALTY / INTEREST	\$0.00	\$0.00	\$0.00	\$0.00
NET OWED	\$0.00	\$112.53	\$112.53	\$225.06
NET PAID	\$0.00	\$0.00	\$0.00	\$0.00
NET DUE	\$0.00	\$112.53	\$112.53	\$225.06
TAX RATE: 48.124000			ESCROW	\$0.00
EFFECTIVE TAX RATE: 35.430188			SURPLUS	\$0.00

Tax Payments

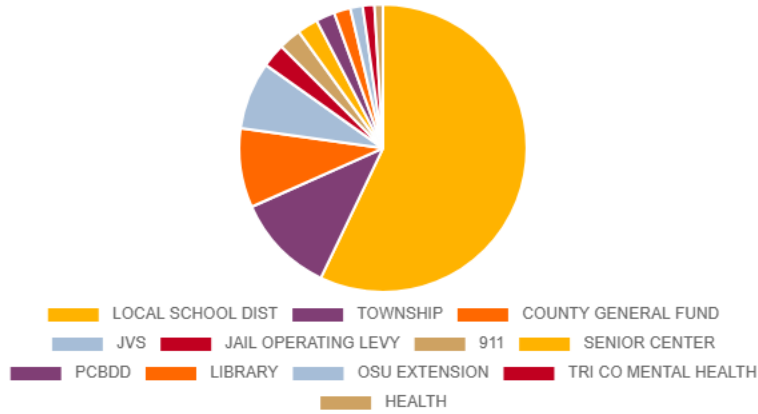
Payment Date	Cycle	Prior Paid	First Half Paid	Second Half Paid	Surplus Paid	Receipt Number
6/23/2025	2-24	\$0.00	\$0.00	\$105.43	\$0.00	lawmail-06232025-3-1
2/3/2025	1-24	\$0.00	\$105.44	\$0.00	\$0.00	EMAIL02.03-02032025-33-4
6/11/2024	2-23	\$0.00	\$0.00	\$87.41	\$0.00	ksl061124-06112024-30-8
1/29/2024	1-23	\$0.00	\$87.42	\$0.00	\$0.00	ksl012924-01292024-138-3
6/16/2023	2-22	\$0.00	\$0.00	\$90.75	\$0.00	ksl061623-06162023-46-3
1/20/2023	1-22	\$0.00	\$90.75	\$0.00	\$0.00	ksl012023-01202023-16-3

COUNTY PROPERTY RECORD

PART OF TRACT 4

Tax Distributions

2025



Levy Name	Amount	Percentage
LOCAL SCHOOL DIST	\$108.50	57.12%
LIBRARY	\$3.52	1.85%
OSU EXTENSION	\$2.64	1.39%
JAIL OPERATING LEVY	\$5.08	2.67%
JVS	\$14.42	7.59%
PCBDD	\$4.04	2.13%
TOWNSHIP	\$21.28	11.20%
911	\$4.78	2.52%
HEALTH	\$1.80	0.95%
SENIOR CENTER	\$4.44	2.34%
TRI CO MENTAL HEALTH	\$2.50	1.32%
COUNTY GENERAL FUND	\$16.94	8.92%
Totals	\$189.94	100%

Special Assessments

Project Name	Past		Due			Year Balance			Total
	Delinquency	Adjustment	First Half	Adjustment	Second Half	Adjustment	First Half	Second Half	
15-336 BIG RUN#135 MT 13-1-10054	\$0.00	\$0.00	\$17.56	\$0.00	\$17.56	\$0.00	\$17.56	\$17.56	\$35.12
Totals	\$0.00	\$0.00	\$17.56	\$0.00	\$17.56	\$0.00	\$17.56	\$17.56	\$35.12

COUNTY PROPERTY RECORD

TRACT 5

17-27S-003-00

1/6/2026



Claudia J. Fickel
 County Auditor
 Paulding County, Ohio
www.pauldingcountyauditor.com

MOST RECENT PHOTO



LEGAL

OWNER KUHN ANGELA R ETAL
ADDRESS RD 106
DESCRIPTION PT W 1/2 NE 1/4 HARRISON TWP SEC 27
SCHOOL DIST WAYNE TRACE LSD **TAX DIST** 17
ACREAGE 46.9000

VALUATION

	APPRAISED	ASSESSED
LAND	\$413,900.00	\$144,870.00
IMPROVEMENTS	\$0.00	\$0.00
CAUV	\$145,950.00	\$51,080.00
TOTAL	\$145,950.00	\$51,080.00

TAXES

TAXABLE VALUE \$51,080.00
ROLLBACKS NONE
HALF (1ST / 2ND) \$877.89 / \$877.89
YEAR (TOTAL / BALANCE) \$1,755.78 / \$1,755.78

SPECIAL ASSESSMENTS

COUNT 2
DELINQUENT / BALANCE \$0.00 / \$0.00
TOTAL / BALANCE \$105.76 / \$105.76

MOST RECENT SALES

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
11/21/2025	KUHN ANGELA R ETAL	KUHN HOBART J ETAL	10	\$0.00	NO
11/21/2025	KUHN HOBART J ETAL	KUHN MARY M LE	10	\$0.00	NO
12/3/2020	KUHN MARY M LE	KUHN MARY M LIFE EST @(8)	10	\$0.00	NO
5/4/2020	KUHN MARY M LIFE EST @(8)	KUHN MARY M LIFE EST @(8)	10	\$0.00	NO
5/30/2008	KUHN MARY M LIFE EST @(8)	KUHN HOBART L LIFE ESTATE @(9)	10	\$0.00	NO

LAND

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
0	0	0	46.4500	0	\$306,570.00
0	0	0	0.4500	0	\$0.00

IMPROVEMENTS

COUNTY PROPERTY RECORD

TRACT 5

17-27S-003-00

1/6/2026



Claudia J. Fickel
County Auditor
Paulding County, Ohio
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Parcel

17-27S-003-00

101 - CASH - GRAIN OR GENERA...

Owner

KUHN ANGELA R ETAL

SOLD: 11/21/2025 \$0.00

Address

RD 106

HARRISON TWP

Appraised

\$413,900.00

ACRES: 46.9000

No Sketches for this Parcel

Location

Parcel	17-27S-003-00
Owner	KUHN ANGELA R ETAL
Address	RD 106
Municipality	UNINCORPORATED
Township	HARRISON TWP
School District	WAYNE TRACE LSD

Deeded Owner Address

Mailing Name	KUHN ANGELA R ETAL
Mailing Address	3629 RD 106
City, State, Zip	PAYNE OH 45880

Tax Payer Address

Mailing Name	KUHN ANGELA R ETAL C/O HOBART J KUHN
Mailing Address	3629 RD 106
City, State, Zip	PAYNE OH 45880

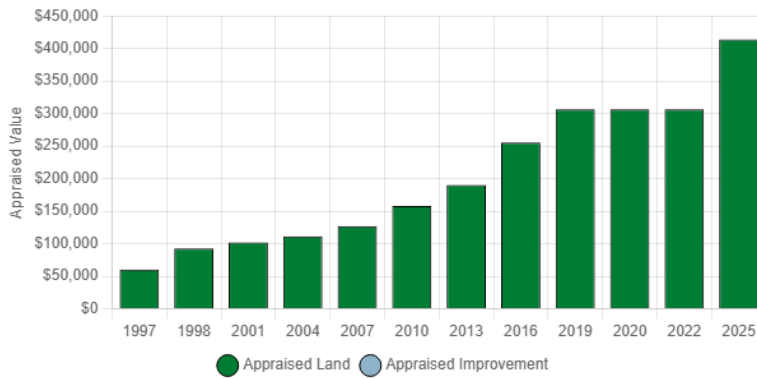
COUNTY PROPERTY RECORD

TRACT 5

Valuation

Year	Appraised (100%)			Assessed (35%)		
	Land (CAUV)	Improvements	Total	Land (CAUV)	Improvements	Total
2025	\$413,900.00 (\$145,950.00)	\$0.00	\$413,900.00	\$144,870.00 (\$51,080.00)	\$0.00	\$51,080.00
2022	\$306,600.00 (\$103,670.00)	\$0.00	\$306,600.00	\$107,310.00 (\$36,280.00)	\$0.00	\$36,280.00
2020	\$306,600.00 (\$101,510.00)	\$0.00	\$306,600.00	\$107,310.00 (\$35,530.00)	\$0.00	\$35,530.00
2019	\$306,600.00 (\$101,760.00)	\$0.00	\$306,600.00	\$107,310.00 (\$35,620.00)	\$0.00	\$35,620.00
2016	\$255,500.00 (\$146,720.00)	\$0.00	\$255,500.00	\$89,430.00 (\$51,350.00)	\$0.00	\$51,350.00
2013	\$190,500.00 (\$122,240.00)	\$0.00	\$190,500.00	\$66,680.00 (\$42,780.00)	\$0.00	\$42,780.00

Historic Appraised (100%) Values



Current Abatements And/Or Exemptions

No Abatement or Exemption Record Found.

COUNTY PROPERTY RECORD

TRACT 5

Legal

Legal Acres	46.9000	Homestead Reduction	N
Legal Description	PT W 1/2 NE 1/4 HARRISON T...	Owner Occupied	N
Land Use	101 - Cash - grain or gener...	Foreclosure	N
Neighborhood	00400	Board of Revision	N
Card Count	0	New Construction	N
Tax Lien	N	Lender ID	0
Annual Tax	\$1,650.02	Divided Property	N
Routing Number	172700		

Notes

No Note Records Found.

Residential

No Residential Records Found.

Additions

No Addition Records Found.

Agricultural

Land Type	Soil	Acres	Base Rate	Unit Rate	Adj. Rate	CAUV Value (100%)
C - Crop	HTA	35.8630	\$3,450.00	\$3,450.00	\$3,450.00	\$123,730.00
C - Crop	NNA	5.2930	\$2,100.00	\$2,100.00	\$2,100.00	\$11,120.00
C - Crop	NPA	2.9130	\$1,770.00	\$1,770.00	\$1,770.00	\$5,160.00
C - Crop	HKA	1.9810	\$2,930.00	\$2,930.00	\$2,930.00	\$5,800.00
O - Other	HTA	0.5420	\$0.00	\$0.00	\$0.00	\$0.00
O - Other	HKA	0.1580	\$0.00	\$0.00	\$0.00	\$0.00
O - Other	NNA	0.0730	\$0.00	\$0.00	\$0.00	\$0.00
C - Crop	HKB	0.0500	\$2,760.00	\$2,760.00	\$2,760.00	\$140.00
O - Other	HKB	0.0270	\$0.00	\$0.00	\$0.00	\$0.00
Totals		46.900				\$145,950.00

Commercial

No Commercial Building Records Found.

COUNTY PROPERTY RECORD

TRACT 5

Sales

Date	Buyer	Seller	Conveyance Number	Deed Type	Deed	Book/Page	Valid	Parcels In Sale	Amount
11/21/2025	KUHN ANGELA R ETAL	KUHN HOBART J ETAL	463E	AF-AFFIDAVIT		/	NO	10	\$0.00
11/21/2025	KUHN HOBART J ETAL	KUHN MARY M LE	463E	CT-CERTIFICATE TRANSFER		/	NO	10	\$0.00
12/3/2020	KUHN MARY M LE	KUHN MARY M LIFE EST @ (8)	409E	CT-CERTIFICATE TRANSFER		/	NO	10	\$0.00
5/4/2020	KUHN MARY M LIFE EST @ (8)	KUHN MARY M LIFE EST @ (8)	143E	ED-EXEMPT DEEDS		/	NO	10	\$0.00
5/30/2008	KUHN MARY M LIFE EST @ (8)	KUHN HOBART L LIFE ESTATE @ (9)	226E	ED-EXEMPT DEEDS		/	NO	10	\$0.00
4/18/2000	KUHN HOBART L LIFE ESTATE	KUHN KATRINA M	0	Unknown	146E	/	UNKNOWN	10	\$0.00
4/18/2000	KUHN KATRINA M	KUHN MATTHEW E	0	Unknown	146E	/	UNKNOWN	1	\$0.00
4/18/2000	KUHN MATTHEW E	KUHN MICHAEL P	0	Unknown	146E	/	UNKNOWN	1	\$0.00
4/18/2000	KUHN MICHAEL P	KUHN HOBART J	0	Unknown	146E	/	UNKNOWN	1	\$0.00
4/18/2000	KUHN HOBART J	BRUEGGEMANN MARY V	0	Unknown	146E	/	UNKNOWN	1	\$0.00
4/18/2000	BRUEGGEMANN MARY V	KUHN ANGELA R	0	Unknown	146E	/	UNKNOWN	1	\$0.00
4/18/2000	KUHN ANGELA R	KUHN MELISSA A	0	Unknown	146E	/	UNKNOWN	1	\$0.00
4/18/2000	KUHN MELISSA A	KUHN MARY M LIFE ESTATE	0	Unknown	146E	/	UNKNOWN	1	\$0.00
4/18/2000	KUHN MARY M LIFE ESTATE	KUHN HOBART L	0	Unknown	146E	/	UNKNOWN	1	\$0.00
3/17/1992	KUHN HOBART L	Unknown	98	Unknown		/	NO	1	\$40,000.00

Land

Land Type	Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Base Rate	Unit Rate	Adj. Rate	Market Value
A5 - Tillable	46.4500	0	0	0	100%	\$6,600.00	\$6,600.00	\$6,600.00	\$306,570.00
A0 - Row	0.4500	0	0	0	0%	\$0.00	\$0.00	\$0.00	\$0.00
Totals	46.9000								\$306,570.00

COUNTY PROPERTY RECORD

TRACT 5

Improvements

No Improvement Records Found.

Tax

2025 Payable 2026

	Delinquency	First Half	Second Half	Year Total
CHARGE	\$0.00	\$1,229.09	\$1,229.09	\$2,458.18
ADJUSTMENT		\$0.00	\$0.00	\$0.00
REDUCTION		-\$324.20	-\$324.20	-\$648.40
NON-BUSINESS CREDIT		-\$79.88	-\$79.88	-\$159.76
OWNER OCCUPANCY CREDIT		\$0.00	\$0.00	\$0.00
HOMESTEAD		\$0.00	\$0.00	\$0.00
SALES CREDIT		\$0.00	\$0.00	\$0.00
NET TAX	\$0.00	\$825.01	\$825.01	\$1,650.02
CAUV RECOUPMENT	\$0.00	\$0.00	\$0.00	\$0.00
SPECIAL ASSESSMENTS	\$0.00	\$52.88	\$52.88	\$105.76
PENALTY / INTEREST	\$0.00	\$0.00	\$0.00	\$0.00
NET OWED	\$0.00	\$877.89	\$877.89	\$1,755.78
NET PAID	\$0.00	\$0.00	\$0.00	\$0.00
NET DUE	\$0.00	\$877.89	\$877.89	\$1,755.78
TAX RATE: 48.124000			ESCROW	\$0.00
EFFECTIVE TAX RATE: 35.430188			SURPLUS	\$0.00

Tax Payments

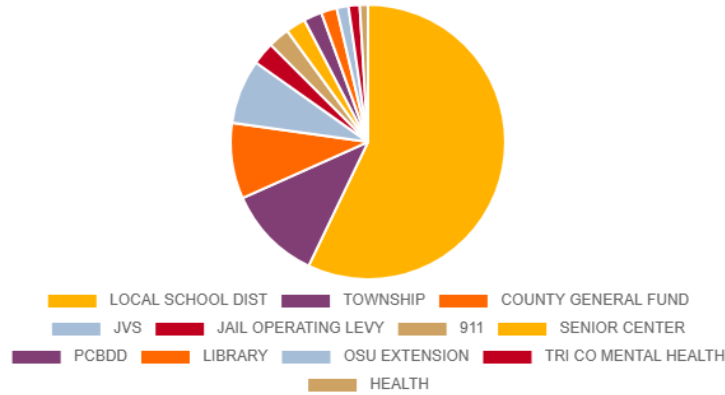
Payment Date	Cycle	Prior Paid	First Half Paid	Second Half Paid	Surplus Paid	Receipt Number
6/23/2025	2-24	\$0.00	\$0.00	\$743.54	\$0.00	lawmail-06232025-3-5
2/3/2025	1-24	\$0.00	\$743.55	\$0.00	\$0.00	EMAIL02.03-02032025-33-7
6/11/2024	2-23	\$0.00	\$0.00	\$650.78	\$0.00	ksl061124-06112024-30-5
1/29/2024	1-23	\$0.00	\$650.79	\$0.00	\$0.00	ksl012924-01292024-138-6
6/16/2023	2-22	\$0.00	\$0.00	\$672.71	\$0.00	ksl061623-06162023-46-7
1/20/2023	1-22	\$0.00	\$672.72	\$0.00	\$0.00	ksl012023-01202023-16-5

COUNTY PROPERTY RECORD

TRACT 5

Tax Distributions

2025



Levy Name	Amount	Percentage
LOCAL SCHOOL DIST	\$942.40	57.11%
LIBRARY	\$30.50	1.85%
OSU EXTENSION	\$22.88	1.39%
JAIL OPERATING LEVY	\$44.10	2.67%
JVS	\$125.30	7.59%
PCBDD	\$35.36	2.14%
TOWNSHIP	\$184.68	11.19%
911	\$41.48	2.51%
HEALTH	\$15.84	0.96%
SENIOR CENTER	\$38.62	2.34%
TRI CO MENTAL HEALTH	\$21.76	1.32%
COUNTY GENERAL FUND	\$147.10	8.92%
Totals	\$1,650.02	100%

Special Assessments

Project Name	Past		Due				Year Balance		
	Delinquency	Adjustment	First Half	Adjustment	Second Half	Adjustment	First Half	Second Half	Total
15-336 BIG RUN#135 MT 13-1-10054	\$0.00	\$0.00	\$52.88	\$0.00	\$52.88	\$0.00	\$52.88	\$52.88	\$105.76
Totals	\$0.00	\$0.00	\$52.88	\$0.00	\$52.88	\$0.00	\$52.88	\$52.88	\$105.76

COUNTY PROPERTY RECORD

TRACT 6

17-27S-002-00

1/6/2026



Claudia J. Fickel
 County Auditor
 Paulding County, Ohio
www.pauldingcountyauditor.com

MOST RECENT PHOTO



LEGAL

OWNER KUHN ANGELA R ETAL
ADDRESS RD 106
DESCRIPTION E PT W1/2 NE1/4 HARRISON TWP SEC 27
SCHOOL DIST WAYNE TRACE LSD **TAX DIST** 17
ACREAGE 31.3400

VALUATION

	APPRAISED	ASSESSED
LAND	\$273,800.00	\$95,830.00
IMPROVEMENTS	\$0.00	\$0.00
CAUV	\$100,790.00	\$35,280.00
TOTAL	\$100,790.00	\$35,280.00

TAXES

TAXABLE VALUE \$35,280.00
ROLLBACKS NONE
HALF (1ST / 2ND) \$603.88 / \$603.88
YEAR (TOTAL / BALANCE) \$1,207.76 / \$1,207.76

SPECIAL ASSESSMENTS

COUNT 2
DELINQUENT / BALANCE \$0.00 / \$0.00
TOTAL / BALANCE \$68.12 / \$68.12

MOST RECENT SALES

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
11/21/2025	KUHN ANGELA R ETAL	KUHN HOBART J ETAL	10	\$0.00	NO
11/21/2025	KUHN HOBART J ETAL	KUHN MARY M LE	10	\$0.00	NO
12/3/2020	KUHN MARY M LE	KUHN MARY M LIFE EST @(8)	10	\$0.00	NO
5/4/2020	KUHN MARY M LIFE EST @(8)	KUHN MARY M LIFE EST @(8)	10	\$0.00	NO
5/30/2008	KUHN MARY M LIFE EST @(8)	KUHN HOBART L LIFE ESTATE @(9)	10	\$0.00	NO

LAND

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
0	0	0	30.7340	0	\$202,840.00
0	0	0	0.6060	0	\$0.00

IMPROVEMENTS

COUNTY PROPERTY RECORD

TRACT 6

17-27S-002-00



Claudia J. Fickel
County Auditor
Paulding County, Ohio
www.pauldingcountyauditor.com

1/6/2026

Parcel

17-27S-002-00

101 - CASH - GRAIN OR GENERA...

Owner

KUHN ANGELA R ETAL

SOLD: 11/21/2025 \$0.00

Address

RD 106

HARRISON TWP

Appraised

\$273,800.00

ACRES: 31.3400

No Sketches for this Parcel

Location

Parcel	17-27S-002-00
Owner	KUHN ANGELA R ETAL
Address	RD 106
Municipality	UNINCORPORATED
Township	HARRISON TWP
School District	WAYNE TRACE LSD

Deeded Owner Address

Mailing Name	KUHN ANGELA R ETAL
Mailing Address	3629 RD 106
City, State, Zip	PAYNE OH 45880

Tax Payer Address

Mailing Name	KUHN ANGELA R ETAL C/O HOBART J KUHN
Mailing Address	3629 RD 106
City, State, Zip	PAYNE OH 45880

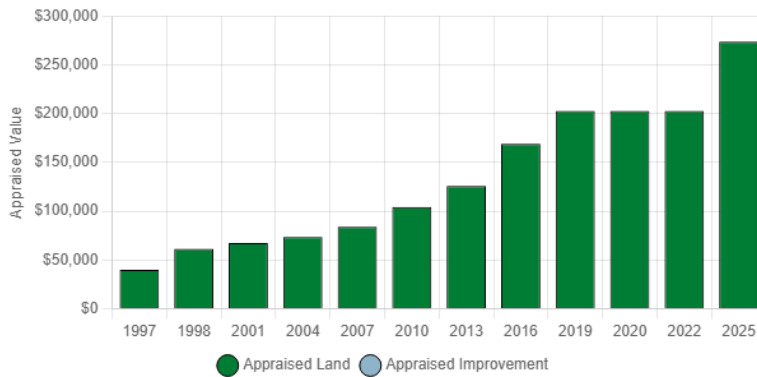
COUNTY PROPERTY RECORD

TRACT 6

Valuation

Year	Appraised (100%)			Assessed (35%)		
	Land (CAUV)	Improvements	Total	Land (CAUV)	Improvements	Total
2025	\$273,800.00 (\$100,790.00 🏹)	\$0.00	\$273,800.00	\$95,830.00 (\$35,280.00 🏹)	\$0.00	\$35,280.00
2022	\$202,800.00 (\$71,670.00 🏹)	\$0.00	\$202,800.00	\$70,980.00 (\$25,080.00 🏹)	\$0.00	\$25,080.00
2020	\$202,800.00 (\$70,860.00 🏹)	\$0.00	\$202,800.00	\$70,980.00 (\$24,800.00 🏹)	\$0.00	\$24,800.00
2019	\$202,800.00 (\$70,570.00 🏹)	\$0.00	\$202,800.00	\$70,980.00 (\$24,700.00 🏹)	\$0.00	\$24,700.00
2016	\$169,000.00 (\$99,650.00 🏹)	\$0.00	\$169,000.00	\$59,150.00 (\$34,880.00 🏹)	\$0.00	\$34,880.00
2013	\$126,000.00 (\$82,810.00 🏹)	\$0.00	\$126,000.00	\$44,100.00 (\$28,980.00 🏹)	\$0.00	\$28,980.00

Historic Appraised (100%) Values



Current Abatements And/Or Exemptions

No Abatement or Exemption Record Found.

COUNTY PROPERTY RECORD

TRACT 6

Legal

Legal Acres	31.3400	Homestead Reduction	N
Legal Description	E PT W1/2 NE1/4 HARRISON T...	Owner Occupied	N
Land Use	101 - Cash - grain or gener...	Foreclosure	N
Neighborhood	00400	Board of Revision	N
Card Count	0	New Construction	N
Tax Lien	N	Lender ID	0
Annual Tax	\$1,139.64	Divided Property	N
Routing Number	172700		

Notes

No Note Records Found.

Residential

No Residential Records Found.

Additions

No Addition Records Found.

Agricultural

Land Type	Soil	Acres	Base Rate	Unit Rate	Adj. Rate	CAUV Value (100%)
C - Crop	HTA	27.1610	\$3,450.00	\$3,450.00	\$3,450.00	\$93,710.00
C - Crop	NNA	2.8610	\$2,100.00	\$2,100.00	\$2,100.00	\$6,010.00
C - Crop	NPA	0.6040	\$1,770.00	\$1,770.00	\$1,770.00	\$1,070.00
O - Other	NNA	0.3590	\$0.00	\$0.00	\$0.00	\$0.00
O - Other	HTA	0.3550	\$0.00	\$0.00	\$0.00	\$0.00
Totals		31.340				\$100,790.00

Commercial

No Commercial Building Records Found.

COUNTY PROPERTY RECORD

TRACT 6

Sales

Date	Buyer	Seller	Conveyance Number	Deed Type	Deed	Book/Page	Valid	Parcels In Sale	Amount
11/21/2025	KUHN ANGELA R ETAL	KUHN HOBART J ETAL	463E	AF-AFFIDAVIT		/	NO	10	\$0.00
11/21/2025	KUHN HOBART J ETAL	KUHN MARY M LE	463E	CT-CERTIFICATE TRANSFER		/	NO	10	\$0.00
12/3/2020	KUHN MARY M LE	KUHN MARY M LIFE EST @ (8)	409E	CT-CERTIFICATE TRANSFER		/	NO	10	\$0.00
5/4/2020	KUHN MARY M LIFE EST @ (8)	KUHN MARY M LIFE EST @ (8)	143E	ED-EXEMPT DEEDS		/	NO	10	\$0.00
5/30/2008	KUHN MARY M LIFE EST @ (8)	KUHN HOBART L LIFE ESTATE @ (9)	226E	ED-EXEMPT DEEDS		/	NO	10	\$0.00
4/18/2000	KUHN HOBART L LIFE ESTATE	KUHN KATRINA M	0	Unknown	146E	/	UNKNOWN	10	\$0.00
4/18/2000	KUHN KATRINA M	KUHN MATTHEW E	0	Unknown	146E	/	UNKNOWN	1	\$0.00
4/18/2000	KUHN MATTHEW E	KUHN MICHAEL P	0	Unknown	146E	/	UNKNOWN	1	\$0.00
4/18/2000	KUHN MICHAEL P	KUHN HOBART J	0	Unknown	146E	/	UNKNOWN	1	\$0.00
4/18/2000	KUHN HOBART J	BRUEGGEMANN MARY V	0	Unknown	146E	/	UNKNOWN	1	\$0.00
4/18/2000	BRUEGGEMANN MARY V	KUHN ANGELA R	0	Unknown	146E	/	UNKNOWN	1	\$0.00
4/18/2000	KUHN ANGELA R	KUHN MELISSA A	0	Unknown	146E	/	UNKNOWN	1	\$0.00
4/18/2000	KUHN MELISSA A	KUHN MARY M LIFE ESTATE	0	Unknown	146E	/	UNKNOWN	1	\$0.00
4/18/2000	KUHN MARY M LIFE ESTATE	KUHN HOBART L	0	Unknown	146E	/	UNKNOWN	1	\$0.00
1/1/1990	KUHN HOBART L	Unknown	0	Unknown		/	YES	0	\$0.00

Land

Land Type	Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Base Rate	Unit Rate	Adj. Rate	Market Value
A5 - Tillable	30.7340	0	0	0	100%	\$6,600.00	\$6,600.00	\$6,600.00	\$202,840.00
A0 - Row	0.6060	0	0	0	0%	\$0.00	\$0.00	\$0.00	\$0.00
Totals	31.3400								\$202,840.00

COUNTY PROPERTY RECORD

TRACT 6

Improvements

No Improvement Records Found.

Tax

2025 Payable 2026

	Delinquency	First Half	Second Half	Year Total
CHARGE	\$0.00	\$848.91	\$848.91	\$1,697.82
ADJUSTMENT		\$0.00	\$0.00	\$0.00
REDUCTION		-\$223.92	-\$223.92	-\$447.84
NON-BUSINESS CREDIT		-\$55.17	-\$55.17	-\$110.34
OWNER OCCUPANCY CREDIT		\$0.00	\$0.00	\$0.00
HOMESTEAD		\$0.00	\$0.00	\$0.00
SALES CREDIT		\$0.00	\$0.00	\$0.00
NET TAX	\$0.00	\$569.82	\$569.82	\$1,139.64
CAUV RECOUPMENT	\$0.00	\$0.00	\$0.00	\$0.00
SPECIAL ASSESSMENTS	\$0.00	\$34.06	\$34.06	\$68.12
PENALTY / INTEREST	\$0.00	\$0.00	\$0.00	\$0.00
NET OWED	\$0.00	\$603.88	\$603.88	\$1,207.76
NET PAID	\$0.00	\$0.00	\$0.00	\$0.00
NET DUE	\$0.00	\$603.88	\$603.88	\$1,207.76
TAX RATE: 48.124000			ESCROW	\$0.00
EFFECTIVE TAX RATE: 35.430188			SURPLUS	\$0.00

Tax Payments

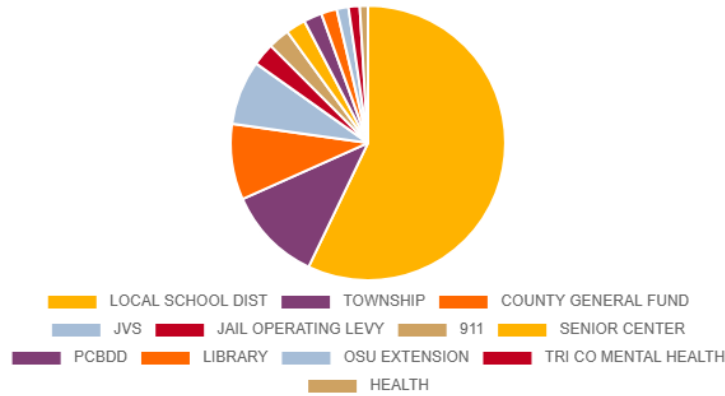
Payment Date	Cycle	Prior Paid	First Half Paid	Second Half Paid	Surplus Paid	Receipt Number
6/23/2025	2-24	\$0.00	\$0.00	\$505.57	\$0.00	lawmail-06232025-3-6
2/3/2025	1-24	\$0.00	\$505.58	\$0.00	\$0.00	EMAIL02.03-02032025-33-6
6/11/2024	2-23	\$0.00	\$0.00	\$446.58	\$0.00	ksl061124-06112024-30-6
1/29/2024	1-23	\$0.00	\$446.59	\$0.00	\$0.00	ksl012924-01292024-138-5
6/16/2023	2-22	\$0.00	\$0.00	\$460.94	\$0.00	ksl061623-06162023-46-6
1/20/2023	1-22	\$0.00	\$460.94	\$0.00	\$0.00	ksl012023-01202023-16-4

COUNTY PROPERTY RECORD

TRACT 6

Tax Distributions

2025



Levy Name	Amount	Percentage
LOCAL SCHOOL DIST	\$650.92	57.12%
LIBRARY	\$21.06	1.85%
OSU EXTENSION	\$15.80	1.39%
JAIL OPERATING LEVY	\$30.46	2.67%
JVS	\$86.56	7.60%
PCBDD	\$24.42	2.14%
TOWNSHIP	\$127.56	11.19%
911	\$28.64	2.51%
HEALTH	\$10.94	0.96%
SENIOR CENTER	\$26.66	2.34%
TRI CO MENTAL HEALTH	\$15.02	1.32%
COUNTY GENERAL FUND	\$101.60	8.92%
Totals	\$1,139.64	100%

Special Assessments

Project Name	Past		Due		Year Balance			Total	
	Delinquency	Adjustment	First Half	Adjustment	Second Half	Adjustment	First Half		Second Half
15-336 BIG RUN#135 MT 13-1-10054	\$0.00	\$0.00	\$34.06	\$0.00	\$34.06	\$0.00	\$34.06	\$34.06	\$68.12
Totals	\$0.00	\$0.00	\$34.06	\$0.00	\$34.06	\$0.00	\$34.06	\$34.06	\$68.12

COUNTY PROPERTY RECORD

TRACT 7

17-22S-012-00

1/6/2026



Claudia J. Fickel
 County Auditor
 Paulding County, Ohio
www.pauldingcountyauditor.com

MOST RECENT PHOTO



LEGAL

OWNER KUHN ANGELA R ETAL
ADDRESS SR 49
DESCRIPTION PTSE1/4NE1/4LESS3/4A&1.8A HARRISON TWP SEC 22
SCHOOL DIST WAYNE TRACE LSD **TAX DIST** 17
ACREAGE 37.4500

VALUATION

	APPRAISED	ASSESSED
LAND	\$324,800.00	\$113,680.00
IMPROVEMENTS	\$0.00	\$0.00
CAUV	\$98,700.00	\$34,550.00
TOTAL	\$98,700.00	\$34,550.00

TAXES

TAXABLE VALUE \$34,550.00
ROLLBACKS NONE
HALF (1ST / 2ND) \$612.40 / \$612.40
YEAR (TOTAL / BALANCE) \$1,224.80 / \$1,224.80

SPECIAL ASSESSMENTS

COUNT 2
DELINQUENT / BALANCE \$0.00 / \$0.00
TOTAL / BALANCE \$108.76 / \$108.76

MOST RECENT SALES

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
11/21/2025	KUHN ANGELA R ETAL	KUHN HOBART J ETAL	10	\$0.00	NO
11/21/2025	KUHN HOBART J ETAL	KUHN MARY M LE	10	\$0.00	NO
12/3/2020	KUHN MARY M LE	KUHN MARY M LE	10	\$0.00	NO
5/4/2020	KUHN MARY M LE	KUHN MARY M LIFE EST @(8)	10	\$0.00	NO
5/30/2008	KUHN MARY M LIFE EST @(8)	KUHN HOBART L LIFE ESTATE @(9)	10	\$0.00	NO

LAND

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
0	0	0	36.4500	0	\$240,570.00
0	0	0	1.0000	0	\$0.00

IMPROVEMENTS

COUNTY PROPERTY RECORD

TRACT 7

17-22S-012-00

1/6/2026



Claudia J. Fickel
County Auditor
Paulding County, Ohio
www.pauldingcountyauditor.com

Parcel

17-22S-012-00

101 - CASH - GRAIN OR GENERA...

Owner

KUHN ANGELA R ETAL

SOLD: 11/21/2025 \$0.00

Address

SR 49

HARRISON TWP

Appraised

\$324,800.00

ACRES: 37.4500

No Sketches for this Parcel

Location

Parcel	17-22S-012-00
Owner	KUHN ANGELA R ETAL
Address	SR 49
Municipality	UNINCORPORATED
Township	HARRISON TWP
School District	WAYNE TRACE LSD

Deeded Owner Address

Mailing Name	KUHN ANGELA R ETAL
Mailing Address	3629 RD 106
City, State, Zip	PAYNE OH 45880

Tax Payer Address

Mailing Name	KUHN ANGELA R ETAL C/O HOBART J KUHN
Mailing Address	3629 RD 106
City, State, Zip	PAYNE OH 45880

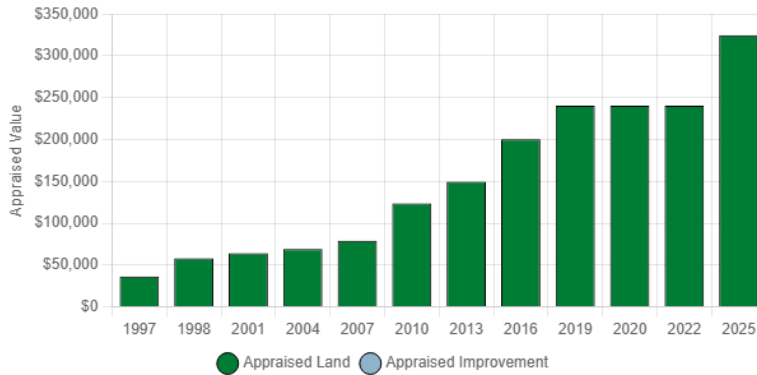
COUNTY PROPERTY RECORD

TRACT 7

Valuation

Year	Appraised (100%)			Assessed (35%)		
	Land (CAUV)	Improvements	Total	Land (CAUV)	Improvements	Total
2025	\$324,800.00 (\$98,700.00 🗑️)	\$0.00	\$324,800.00	\$113,680.00 (\$34,550.00 🗑️)	\$0.00	\$34,550.00
2022	\$240,600.00 (\$72,650.00 🗑️)	\$0.00	\$240,600.00	\$84,210.00 (\$25,430.00 🗑️)	\$0.00	\$25,430.00
2020	\$240,600.00 (\$64,940.00 🗑️)	\$0.00	\$240,600.00	\$84,210.00 (\$22,730.00 🗑️)	\$0.00	\$22,730.00
2019	\$240,600.00 (\$65,240.00 🗑️)	\$0.00	\$240,600.00	\$84,210.00 (\$22,830.00 🗑️)	\$0.00	\$22,830.00
2016	\$200,500.00 (\$95,130.00 🗑️)	\$0.00	\$200,500.00	\$70,180.00 (\$33,300.00 🗑️)	\$0.00	\$33,300.00
2013	\$149,500.00 (\$76,910.00 🗑️)	\$0.00	\$149,500.00	\$52,330.00 (\$26,920.00 🗑️)	\$0.00	\$26,920.00

Historic Appraised (100%) Values



Current Abatements And/Or Exemptions

No Abatement or Exemption Record Found.

COUNTY PROPERTY RECORD

TRACT 7

Legal

Legal Acres	37.4500	Homestead Reduction	N
Legal Description	PTSE1/4NE1/4LESS3/4A&1.8A ...	Owner Occupied	N
Land Use	101 - Cash - grain or gener...	Foreclosure	N
Neighborhood	00400	Board of Revision	N
Card Count	0	New Construction	N
Tax Lien	N	Lender ID	0
Annual Tax	\$1,116.04	Divided Property	N
Routing Number	172200		

Notes

No Note Records Found.

Residential

No Residential Records Found.

Additions

No Addition Records Found.

Agricultural

Land Type	Soil	Acres	Base Rate	Unit Rate	Adj. Rate	CAUV Value (100%)
C - Crop	LC	36.6920	\$2,690.00	\$2,690.00	\$2,690.00	\$98,700.00
O - Other	LC	0.7580	\$0.00	\$0.00	\$0.00	\$0.00
Totals		37.450				\$98,700.00

Commercial

No Commercial Building Records Found.

COUNTY PROPERTY RECORD

TRACT 7

Sales

Date	Buyer	Seller	Conveyance Number	Deed Type	Deed	Book/Page	Valid	Parcels In Sale	Amount
11/21/2025	KUHN ANGELA R ETAL	KUHN HOBART J ETAL	463E	AF-AFFIDAVIT		/	NO	10	\$0.00
11/21/2025	KUHN HOBART J ETAL	KUHN MARY M LE	463E	CT-CERTIFICATE TRANSFER		/	NO	10	\$0.00
12/3/2020	KUHN MARY M LE	KUHN MARY M LE	409E	CT-CERTIFICATE TRANSFER		/	NO	10	\$0.00
5/4/2020	KUHN MARY M LE	KUHN MARY M LIFE EST @ (8)	143E	ED-EXEMPT DEEDS		/	NO	10	\$0.00
5/30/2008	KUHN MARY M LIFE EST @ (8)	KUHN HOBART L LIFE ESTATE @ (9)	226E	ED-EXEMPT DEEDS		/	NO	10	\$0.00
4/18/2000	KUHN HOBART L LIFE ESTATE	KUHN KATRINA M	0	Unknown	146E	/	UNKNOWN	10	\$0.00
4/18/2000	KUHN KATRINA M	KUHN MATTHEW E	0	Unknown	146E	/	UNKNOWN	1	\$0.00
4/18/2000	KUHN MATTHEW E	KUHN MICHAEL P	0	Unknown	146E	/	UNKNOWN	1	\$0.00
4/18/2000	KUHN MICHAEL P	KUHN HOBART J	0	Unknown	146E	/	UNKNOWN	1	\$0.00
4/18/2000	KUHN HOBART J	BRUEGGEMANN MARY V	0	Unknown	146E	/	UNKNOWN	1	\$0.00
4/18/2000	BRUEGGEMANN MARY V	KUHN ANGELA R	0	Unknown	146E	/	UNKNOWN	1	\$0.00
4/18/2000	KUHN ANGELA R	KUHN MELISSA A	0	Unknown	146E	/	UNKNOWN	1	\$0.00
4/18/2000	KUHN MELISSA A	KUHN MARY M LIFE ESTATE	0	Unknown	146E	/	UNKNOWN	1	\$0.00
4/18/2000	KUHN MARY M LIFE ESTATE	KUHN HOBART L	0	Unknown	146E	/	UNKNOWN	1	\$0.00
12/19/1988	KUHN HOBART L	Unknown	514	Unknown		/	NO	1	\$11,000.00

Land

Land Type	Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Base Rate	Unit Rate	Adj. Rate	Market Value
A5 - Tillable	36.4500	0	0	0	100%	\$6,600.00	\$6,600.00	\$6,600.00	\$240,570.00
A0 - Row	1.0000	0	0	0	0%	\$0.00	\$0.00	\$0.00	\$0.00
Totals	37.4500								\$240,570.00

COUNTY PROPERTY RECORD

TRACT 7

Improvements

No Improvement Records Found.

Tax

2025 Payable 2026

	Delinquency	First Half	Second Half	Year Total
CHARGE	\$0.00	\$831.34	\$831.34	\$1,662.68
ADJUSTMENT		\$0.00	\$0.00	\$0.00
REDUCTION		-\$219.29	-\$219.29	-\$438.58
NON-BUSINESS CREDIT		-\$54.03	-\$54.03	-\$108.06
OWNER OCCUPANCY CREDIT		\$0.00	\$0.00	\$0.00
HOMESTEAD		\$0.00	\$0.00	\$0.00
SALES CREDIT		\$0.00	\$0.00	\$0.00
NET TAX	\$0.00	\$558.02	\$558.02	\$1,116.04
CAUV RECOUPMENT	\$0.00	\$0.00	\$0.00	\$0.00
SPECIAL ASSESSMENTS	\$0.00	\$54.38	\$54.38	\$108.76
PENALTY / INTEREST	\$0.00	\$0.00	\$0.00	\$0.00
NET OWED	\$0.00	\$612.40	\$612.40	\$1,224.80
NET PAID	\$0.00	\$0.00	\$0.00	\$0.00
NET DUE	\$0.00	\$612.40	\$612.40	\$1,224.80
TAX RATE: 48.124000			ESCROW	\$0.00
EFFECTIVE TAX RATE: 35.430188			SURPLUS	\$0.00

Tax Payments

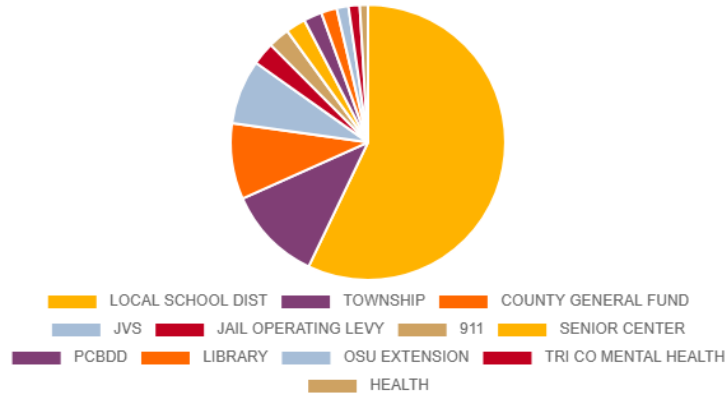
Payment Date	Cycle	Prior Paid	First Half Paid	Second Half Paid	Surplus Paid	Receipt Number
6/23/2025	2-24	\$0.00	\$0.00	\$603.07	\$0.00	lawmail-06232025-3-4
2/3/2025	1-24	\$0.00	\$603.07	\$0.00	\$0.00	EMAIL02.03-02032025-33-8
6/11/2024	2-23	\$0.00	\$0.00	\$475.99	\$0.00	ksl061124-06112024-30-7
1/29/2024	1-23	\$0.00	\$475.99	\$0.00	\$0.00	ksl012924-01292024-138-4
6/16/2023	2-22	\$0.00	\$0.00	\$493.85	\$0.00	ksl061623-06162023-46-10
1/20/2023	1-22	\$0.00	\$493.86	\$0.00	\$0.00	ksl012023-01202023-16-10

COUNTY PROPERTY RECORD

TRACT 7

Tax Distributions

2025



Levy Name	Amount	Percentage
LOCAL SCHOOL DIST	\$637.40	57.11%
LIBRARY	\$20.62	1.85%
OSU EXTENSION	\$15.48	1.39%
JAIL OPERATING LEVY	\$29.84	2.67%
JVS	\$84.76	7.59%
PCBDD	\$23.94	2.15%
TOWNSHIP	\$124.92	11.19%
911	\$28.04	2.51%
HEALTH	\$10.70	0.96%
SENIOR CENTER	\$26.12	2.34%
TRI CO MENTAL HEALTH	\$14.72	1.32%
COUNTY GENERAL FUND	\$99.50	8.92%
Totals	\$1,116.04	100%

Special Assessments

Project Name	Past		Due				Year Balance		
	Delinquency	Adjustment	First Half	Adjustment	Second Half	Adjustment	First Half	Second Half	Total
15-336 BIG RUN#135 MT 13-1-10054	\$0.00	\$0.00	\$54.38	\$0.00	\$54.38	\$0.00	\$54.38	\$54.38	\$108.76
Totals	\$0.00	\$0.00	\$54.38	\$0.00	\$54.38	\$0.00	\$54.38	\$54.38	\$108.76



AUCTION

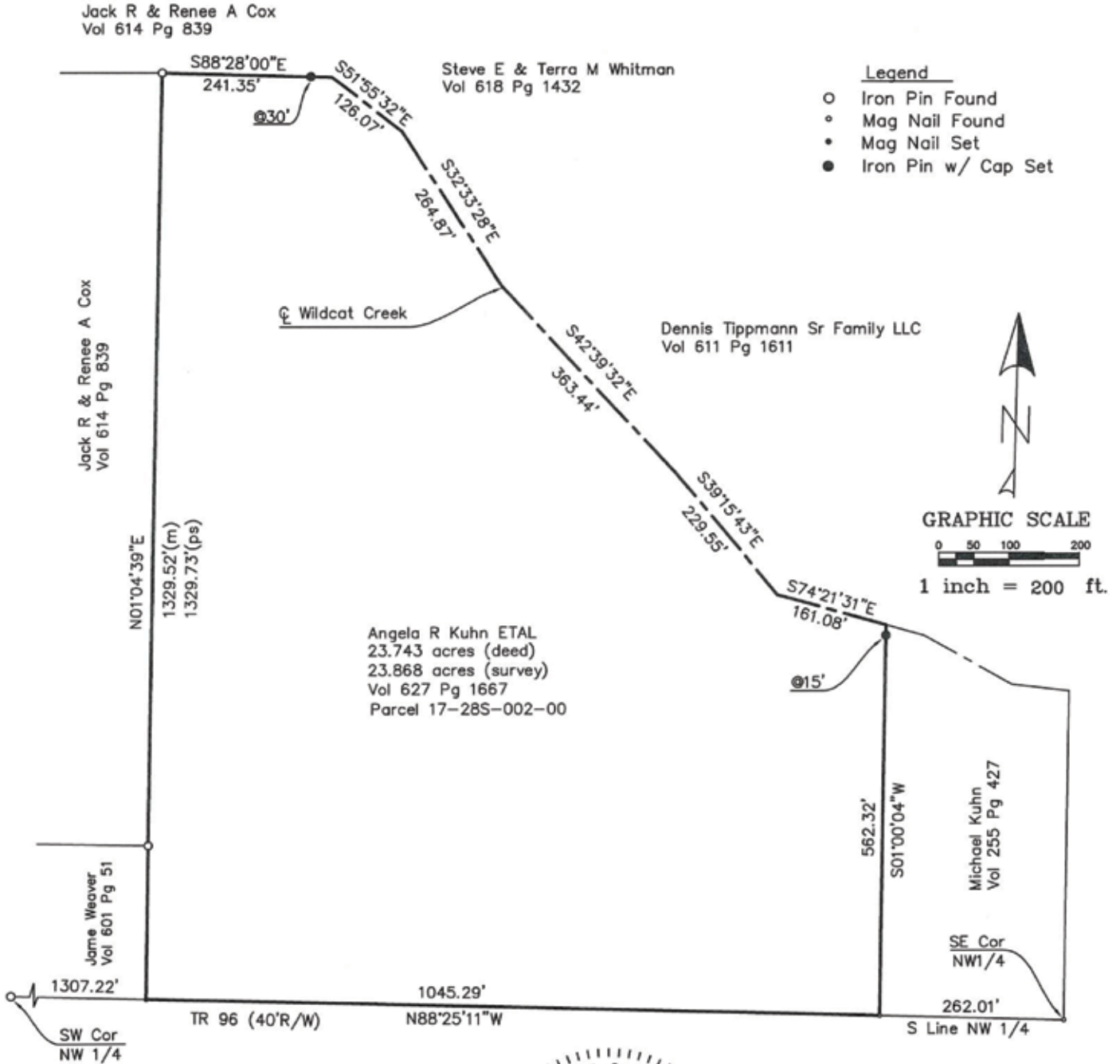
SURVEYS

SURVEY TRACT 1

SURVEY BEARINGS BASED ON OHIO NORTH ZONE STATE PLANE COORDINATES OBTAINED FROM THE OHIO DOT VRS NETWORK.

A TITLE SEARCH IS RECOMMENDED TO DETERMINE EASEMENTS, RESTRICTIONS AND/OR OTHER ENCUMBRANCES AFFECTING THE PROPERTY SHOWN HEREON

SURVEY REFERENCE:
Westhoven: 2/17/1983



I certify this plat of survey performed on December 31, 2025 to be true and correct to the best of my knowledge and belief.
Travis McGarvey 1/5/2026

Travis McGarvey
Ohio Registered Surveyor #8257



SURVEY PLAT FOR: Kuhn Family
Southeast 1/4 of Northwest 1/4 Section 28, T2N, R1E Harrison Twn, Paulding County, OH
McGarvey Surveying & Engineering, LLC 14270 Road 123, Paulding, OH 45879 419-769-0444

SURVEY TRACT 1

Legal Description 23.868 Acre Parcel

Being the southeast quarter (1/4) of the northwest quarter (1/4) of section 28, town 2 north, range 1 east, Harrison Township, Paulding County, Ohio, and being more particularly described as follows:

Commencing at a mag nail found at the southeast corner of the northwest quarter (1/4) of said section 28; Thence N88°25'11"W a distance of 262.01 feet along the south line of the northwest quarter (1/4) of said section 28 to a mag nail found, said point being the TRUE POINT OF BEGINNING for the parcel described herein;

Thence continuing N88°25'11"W a distance of 1045.29 feet to a mag nail set; Thence N01°04'39"E a distance of 1329.52 feet to an iron pin found; Thence S88°28'00"E a distance of 241.35 feet to the centerline of Wildcat Creek and passing through an iron pin with cap set at 211.35 feet; Thence S51°55'32"E a distance of 126.07 feet along the centerline of Wildcat Creek; Thence S32°33'28"E a distance of 264.87 feet along the centerline of Wildcat Creek; Thence S42°39'32"E a distance of 363.44 feet along the centerline of Wildcat Creek; Thence S39°15'43"E a distance of 229.55 feet along the centerline of Wildcat Creek; Thence S74°21'31"E a distance of 161.08 feet along the centerline of Wildcat Creek; Thence S01°00'04"W a distance of 562.32 feet to the point of beginning and passing through an iron pin with cap set at 15.00 feet.

Said parcel contains 23.868 acres of land, more or less and being subject to all legal highways, rights of way, easements, restrictions, covenants, and/or conditions of record. The above description and bearing system is based on a survey performed by Travis McGarvey, Registered Professional Surveyor No. 8257, on December 31, 2025

Parcel ID No: 17-28S-002-00

Prior Instrument Reference: Volume 627, Page 1667

DESCRIPTION CHECKED
& APPROVED
PLDG. CO. ENGINEER'S OFFICE
BY REVIEWED
BWA 1-5-26

SURVEY TRACTS 2-3

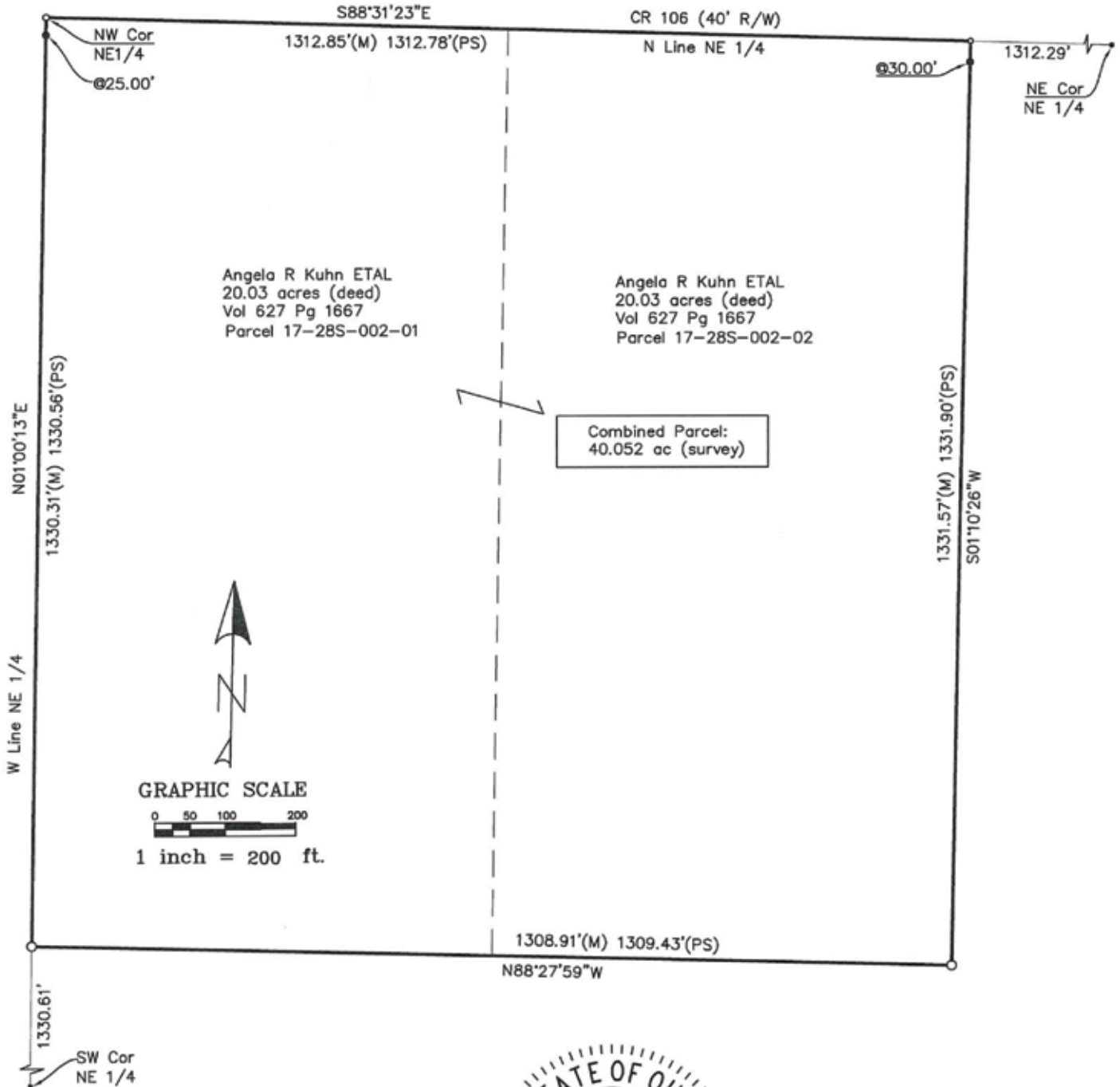
SURVEY BEARINGS BASED ON OHIO NORTH ZONE
STATE PLANE COORDINATES OBTAINED FROM THE
OHIO DOT VRS NETWORK.

TITLE SEARCH IS RECOMMENDED TO DETERMINE
EASEMENTS, RESTRICTIONS AND/OR OTHER ENCUMBRANCES
AFFECTING THE PROPERTY SHOWN HEREON

SURVEY REFERENCE:
Investigation: 2/17/1983

Legend

- Iron Pin Found
- Mag Nail Found
- Mag Nail Set
- Iron Pin w/ Cap Set



I certify this plat of survey performed
on December 31, 2025 to be true and correct
to the best of my knowledge and belief.

Travis McGarvey 1/2/2026

Travis McGarvey
Ohio Registered Surveyor #8257



SURVEY PLAT FOR: Kuhn Family
Northwest 1/4 of Northeast 1/4 Section 28, T2N, R1E Harrison Twn, Paulding County, OH
McGarvey Surveying & Engineering, LLC 14270 Road 123, Paulding, OH 45879 419-769-0444

SURVEY TRACTS 2-3

Legal Description 40.052 Acre Parcel

Being the northwest quarter (1/4) of the northeast quarter (1/4) of section 28, town 2 north, range 1 east, Harrison Township, Paulding County, Ohio, and being more particularly described as follows:

Beginning at an iron pin found at the northwest corner of the northeast quarter (1/4) of said section 28; Thence S88°31'23"E a distance of 1312.85 feet along the north line of the northeast quarter (1/4) of said section 28 to a mag nail found; Thence S01°10'26"W a distance of 1331.57 feet to an iron pin found; Thence N88°27'59"W a distance of 1308.91 feet to an iron pin found; Thence N01°00'13"E a distance of 1330.31 feet to the point of beginning.

Said parcel contains 40.052 acres of land, more or less and being subject to all legal highways, rights of way, easements, restrictions, covenants, and/or conditions of record. The above description and bearing system is based on a survey performed by Travis McGarvey, Registered Professional Surveyor No. 8257, on December 31, 2025

Parcel ID No: 17-28S-002-01
17-28S-002-02

Prior Instrument Reference: Volume 627, Page 1667

DESCRIPTION CHECKED
& APPROVED
PLDG. CO. ENGINEER'S OFFICE
BY REVIEWED
1-2-26

SURVEY TRACT 4

SURVEY BEARINGS BASED ON OHIO NORTH ZONE
STATE PLANE COORDINATES OBTAINED FROM THE
OHIO DOT VRS NETWORK.

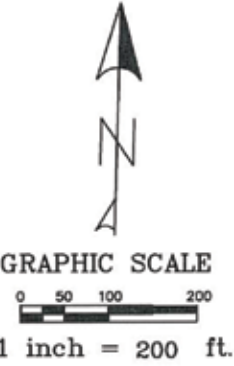
A TITLE SEARCH IS RECOMMENDED TO DETERMINE
EASEMENTS, RESTRICTIONS AND/OR OTHER ENCUMBRANCES
AFFECTING THE PROPERTY SHOWN HEREON

Armstrong Implement Co
101.27 ac
Vol 261 Pg 461

NE Cor
SW 1/4

Jack Yearling
95.50 ac
Vol 400 Pg125

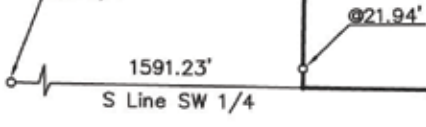
Angela R Kuhn ETAL
25.266 acres (survey)
Vol 627 Pg 1667
Parcels:
17-22S-006-00
17-22S-006-01
17-22S-006-02



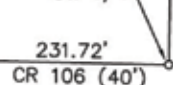
- Legend
- o Iron Pin Found
 - Mag nail set

Marvin J Rindler Trustee
48.56 ac
Vol 529 Pg 1477

SW Cor
SW 1/4



SE Cor
SW 1/4



I certify this plat of survey performed
on December 16, 2025 to be true and correct
to the best of my knowledge and belief.
Travis McGarvey 12/18/2025

Travis McGarvey
Ohio Registered Surveyor #8257

SURVEY PLAT FOR: Kuhn Family
Part southeast 1/4 of southwest 1/4 Section 22, T2N, R1E Harrison Twn, Paulding County, OH
McGarvey Surveying & Engineering, LLC 14270 Road 123, Paulding, OH 45879 419-769-0444

SURVEY

TRACT 4

Legal Description 25.266 Acre Parcel

Being part of the southeast quarter (1/4) of the southwest quarter (1/4) of section 22, town 2 north, range 1 east, Harrison Township, Paulding County, Ohio, and being more particularly described as follows:

Commencing at an iron pin found at the southeast corner of the southwest quarter (1/4) of said section 22; Thence N88°26'55"W a distance of 231.72 feet along the south line of the southwest quarter (1/4) of said section 22 to a mag nail set, said point being the TRUE POINT OF BEGINNING for the parcel described herein;

Thence continuing N88°26'55"W a distance of 828.83 feet to a mag nail set; Thence N01°13'00"E a distance of 1328.53 feet to an iron pin found and passing through an iron pin found at 21.94 feet; Thence S88°26'28"E a distance of 828.09 feet to an iron pin found; Thence S01°11'04"W a distance of 1328.43 feet to the point of beginning and passing through an iron pin found at 1306.53 feet.

Said parcel contains 25.266 acres of land, more or less and being subject to all legal highways, rights of way, easements, restrictions, covenants, and/or conditions of record. The above description and bearing system is based on a survey performed by Travis McGarvey, Registered Professional Surveyor No. 8257, on December 16, 2025

Parcel ID No: 17-22S-006-01
17-22S-006-02
17-22S-006-00

Prior Instrument Reference: Volume 627, Page 1667

DESCRIPTION CHECKED
& APPROVED
PLDG. CO. ENGINEER'S OFFICE
BY

SURVEY

TRACT 4

Legal Description 77.830 Acre Parcel 1

Being part of the west half (1/2) of the northeast quarter (1/4) of section 27, town 2 north, range 1 east, Harrison Township, Paulding County, Ohio and being more particularly described as follows:

Beginning at an iron pin found at the northwest corner of the northeast quarter (1/4) of said section 27; Thence S88°25'05"E a distance of 1325.97 feet along the north line of the northeast quarter (1/4) of said section 27 to a mag nail set; Thence S01°05'30"W a distance of 2668.92 feet to a mag nail set on the south line of the northeast quarter (1/4) of said section 27; Thence N88°27'24"W a distance of 818.86 feet along the south line of the northeast quarter (1/4) of said section 27 to a mag nail set; Thence N01°09'15"E a distance of 300.01 feet to an iron pin with cap set; Thence N88°27'24"W a distance of 510.01 feet to an iron pin with cap set; Thence N01°09'15"E a distance of 2369.79 feet to the point of beginning.

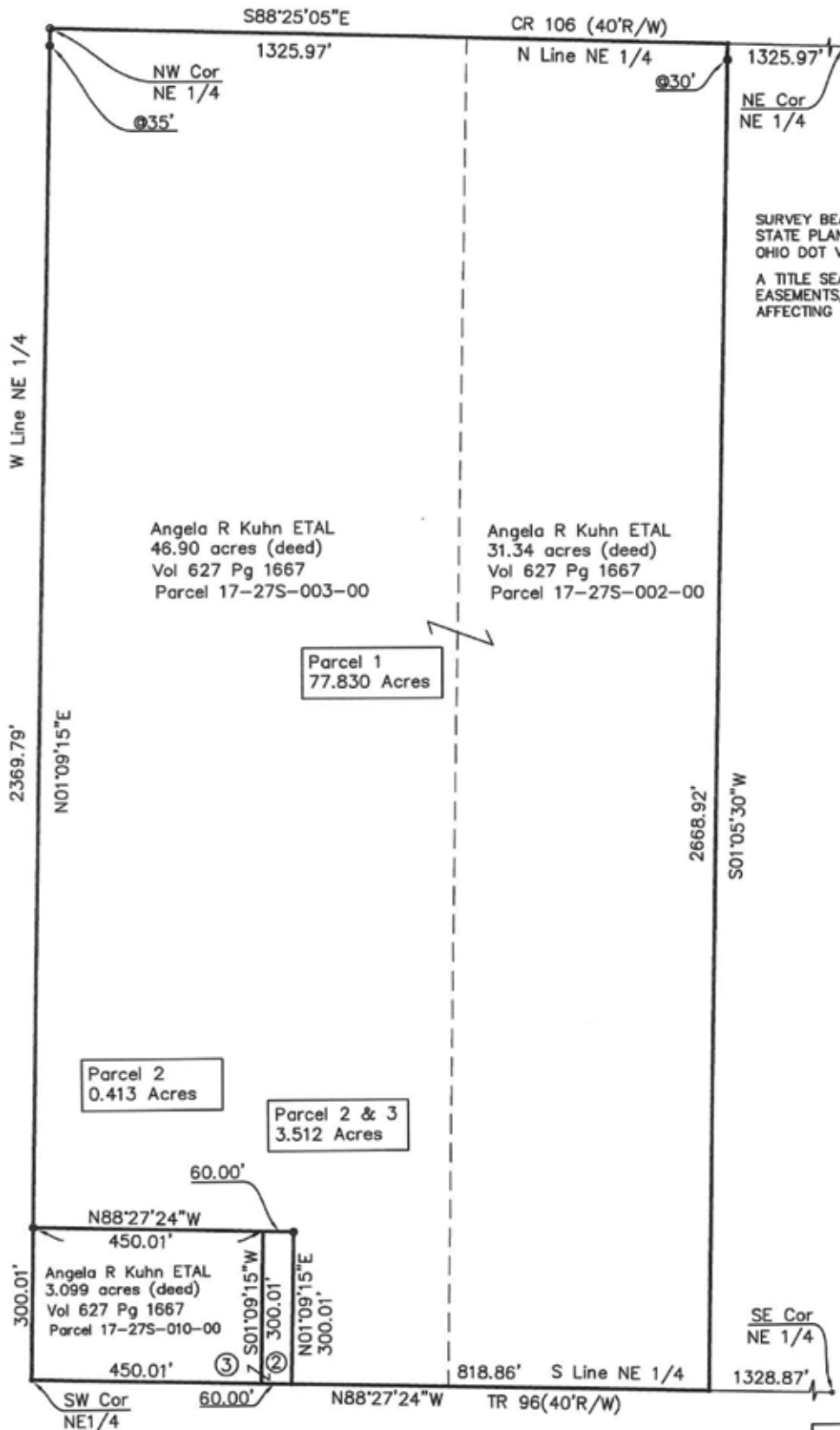
Said parcel contains 77.830 acres of land, more or less and being subject to all legal highways, rights of way, easements, restrictions, covenants, and/or conditions of record. The above description and bearing system is based on a survey performed by Travis McGarvey, Registered Professional Surveyor No. 8257, on January 2, 2026

Parcel ID No: 17-27S-003-00
17-27S-002-00

Prior Instrument Reference: Volume 627, Page 1667

DESCRIPTION CHECKED
& APPROVED
PLDG. CO. ENGINEER'S OFFICE
BY RENEWED
BMH 1-5-20

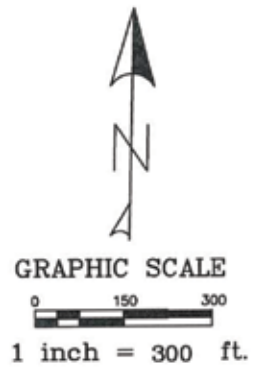
SURVEY TRACTS 5-6



SURVEY BEARINGS BASED ON OHIO NORTH ZONE STATE PLANE COORDINATES OBTAINED FROM THE OHIO DOT VRS NETWORK.
A TITLE SEARCH IS RECOMMENDED TO DETERMINE EASEMENTS, RESTRICTIONS AND/OR OTHER ENCUMBRANCES AFFECTING THE PROPERTY SHOWN HEREON

Legend

- Iron Pin Found
- Mag Nail Found
- Mag Nail Set
- Iron Pin w/ Cap Set



SURVEY PLAT FOR: Kuhn Family

Pt West 1/2 Northeast 1/4
Section 27, T2N, R1E
Harrison Twn, Paulding County, OH
McGarvey Surveying & Engineering, LLC
14270 Road 123, Paulding, OH 45879
419 760 0444

I certify this plat of survey performed on January 2, 2026 to be true and correct to the best of my knowledge and belief.

Travis McGarvey 1/6/2026

Travis McGarvey
Ohio Registered Surveyor #8257

SURVEY TRACTS 5-6

Legal Description 0.413 Acre Parcel 2

Being part of the southwest quarter (1/4) of the northeast quarter (1/4) of section 27, town 2 north, range 1 east, Harrison Township, Paulding County, Ohio and being more particularly described as follows:

Commencing at a mag nail set at the southwest corner of the northeast quarter (1/4) of said section 27; Thence S88°27'24"E a distance of 450.01 feet to a point established, said point being the TRUE POINT OF BEGINNING for the parcel described herein;

Thence continuing S88°27'24"E a distance of 60.00 feet to a mag nail set; Thence N01°09'15"E a distance of 300.01 feet to an iron pin with cap set; Thence N88°27'24"W a distance of 60.00 feet to a point established; Thence S01°09'15"W a distance of 300.01 feet to the point of beginning.

Said parcel contains 0.413 acres of land, more or less and being subject to all legal highways, rights of way, easements, restrictions, covenants, and/or conditions of record. The above description and bearing system is based on a survey performed by Travis McGarvey, Registered Professional Surveyor No. 8257, on January 2, 2026

Parcel ID No: 17-27S-003-00

Prior Instrument Reference: Volume 627, Page 1667

DESCRIPTION CHECKED
& APPROVED
PLDG. CO. ENGINEER'S OFFICE
BY KENIQUED
BKH 1-5-26

MINOR SUB FORM REQUIRED
NO FEES

SURVEY TRACTS 5-6

Legal Description 3.512 Acre Parcel 2 & 3 Combination

Being part of the southwest quarter (1/4) of the northeast quarter (1/4) of section 27, town 2 north, range 1 east, Harrison Township, Paulding County, Ohio and being more particularly described as follows:

Beginning at a mag nail set at the southwest corner of the northeast quarter (1/4) of said section 27; Thence S88°27'24"E a distance of 510.01 feet along the south line of the northeast quarter (1/4) of said section 27 to a mag nail set; Thence N01°09'15"E a distance of 300.01 feet to an iron pin with cap set; Thence N88°27'24"W a distance of 510.01 feet to an iron pin with cap set; Thence S01°09'15"W a distance of 300.01 feet to the point of beginning.

Said parcel contains 3.512 acres of land, more or less and being subject to all legal highways, rights of way, easements, restrictions, covenants, and/or conditions of record. The above description and bearing system is based on a survey performed by Travis McGarvey, Registered Professional Surveyor No. 8257, on January 2, 2026

Parcel ID No: 17-27S-003-00
17-27S-010-00

Prior Instrument Reference: Volume 627, Page 1667

DESCRIPTION CHECKED
& APPROVED
PLDG. CO. ENGINEER'S OFFICE
BY REVIEWED
BA 1-5-26

SURVEY TRACT 7

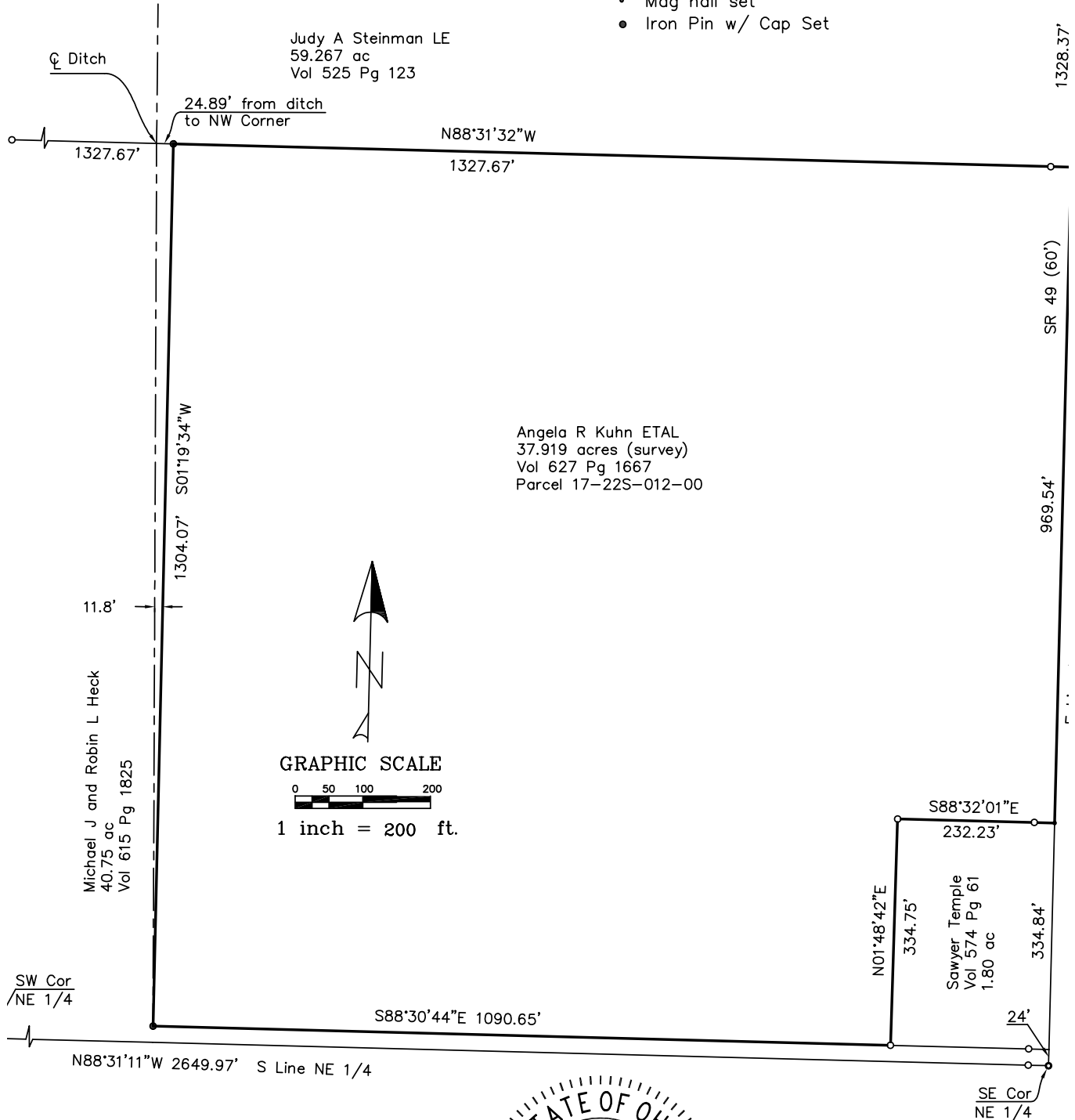
BEARINGS BASED ON OHIO NORTH ZONE
 PLANE COORDINATES OBTAINED FROM THE
 DOT VRS NETWORK.

FIELD SEARCH IS RECOMMENDED TO DETERMINE
 ENCUMBRANCES, RESTRICTIONS AND/OR OTHER ENCUMBRANCES
 AFFECTING THE PROPERTY SHOWN HEREON

Legend

- Iron Pin Found
- RR Spike Found
- Mag nail set
- Iron Pin w/ Cap Set

NE Cor
 NE 1/4



I certify this plat of survey performed
 December 16, 2025 to be true and correct
 to the best of my knowledge and belief.

Travis McGarvey 1/23/2026

Travis McGarvey
 Ohio Registered Surveyor #8257



SURVEY PLAT FOR: Kuhn Family

Part southeast 1/4 of northeast 1
 Section 22, T2N, R1E
 Harrison Twn, Paulding County, OH

McGarvey Surveying & Engineering, L
 14270 Road 123, Paulding, OH 4587
 419-769-0444

SURVEY

TRACT 7

Legal Description 37.919 Acre Parcel

Being part of the southeast quarter (1/4) of the northeast quarter (1/4) of section 22, town 2 north, range 1 east, Harrison Township, Paulding County, Ohio, and being more particularly described as follows:

Commencing at a railroad spike at the southeast corner of the northeast quarter (1/4) of said section 22; Thence N01°26'29"E a distance of 358.84 feet along the east line of the northeast quarter (1/4) of said section 22 to a mag nail set, said point being the TRUE POINT OF BEGINNING for the parcel described herein;

Thence continuing N01°26'29"E a distance of 969.54 feet to a mag nail set; Thence N88°31'32"W a distance of 1327.67 feet to an iron pin with id cap set; Thence S01°19'34"W a distance of 1304.07 feet to an iron pin with id cap set; Thence S88°30'44"E a distance of 1090.65 feet to an iron pin found; Thence N01°48'42"E a distance of 334.75 feet to an iron pin found; Thence S88°32'01"E a distance of 232.23 feet to the point of beginning.

Said parcel contains 37.919 acres of land, more or less and being subject to all legal highways, rights of way, easements, restrictions, covenants, and/or conditions of record. The above description and bearing system is based on a survey performed by Travis McGarvey, Registered Professional Surveyor No. 8257, on December 16, 2025

Parcel ID No: 17-225-012-00

Prior Instrument Reference: Volume 627, Page 1667

DESCRIPTION CHECKED
& APPROVED
PLDG. CO. ENGINEER'S OFFICE
BY REVIEWED



AUCTION

PROPERTY PHOTOS

TRACT 1



TRACT 1



TRACTS 2 & 3



TRACTS 2 & 3



TRACTS 2 & 3



TRACT 4



TRACT 4



TRACTS 5 & 6



TRACTS 5 & 6



TRACT 7



TRACT 7



TRACT 7





Auction Manager: Jerry Ehle • 260.410.1996

Ohio Real Estate: Schrader Real Estate and Auction Company, Inc.
#REC.0000314452 (Jeffersonville, OH)

Rex D. Schrader II #BRKP.2014002282 • Jerry Ehle #SAL.2006001035

Ohio Auctioneer: Schrader Real Estate and Auction Company, Inc.
#63198513759 • Jerry Ehle #2013000026

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