

Diversified Agland **AUCTION**

**Tuesday,
May 12 at 6pm**

- Highly Productive Farmland Consisting of Pewamo & Blount Soils!
- Efficient Cattle Handling & Feeding Facility
- Great Road Frontage Off Zion Church Road & Defiance Trail
- Located Near Spencerville, OH
- (2) Single Family Homes

INFORMATION BOOK

Tract 1

Tract 2

Allen County, Ohio

**115.75±
acres**

ONLINE BIDDING AVAILABLE

SCHRADER
Real Estate and Auction Company, Inc.

800.451.2709
www.SchraderAuction.com

Offered in 4 Tracts, Combinations & as a Whole

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.



SCHRADER REAL ESTATE & AUCTION CO., INC.
950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 or 800-451-2709
SchraderAuction.com

TERMS & CONDITIONS:

PROCEDURES: The property will be offered in 4 individual tracts, any combination of tracts, or as a total 115.75± acre unit. There will be open bidding on all tracts, combinations & as a whole during the auction as determined by the Auctioneer.

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

ACCEPTANCE OF BID PRICES: The high bidder(s) will be required to execute a purchase agreement at the auction site immediately following the close of the auction. The auction is being conducted by a court-appointed Master Commissioner. All tracts are subject to minimum bid requirements and final confirmation by the court after the auction and prior to closing.

EVIDENCE OF TITLE: PRELIMINARY TITLE WORK information will be made

available to review prior to the auction. If Buyer elects to have title insurance, the entire cost of the owner's title insurance (and any lender's title insurance) will be the responsibility of the Buyer. All tracts sold "As-Is".

DEED: Buyer will receive a Master Commissioner's deed at closing.

CLOSING: The balance of the real estate purchase price is due at closing.

POSSESSION: Possession will be delivered at closing.

REAL ESTATE TAXES: Real estate taxes will not be pro-rated to the date of closing. Buyer will assume & pay the real estate taxes for the entire calendar year 2026 (due in 2027).

ACREAGE: All advertised boundaries & acreages are approximate & have been estimated based on county tax parcel data.

AGENCY: Schrader Real Estate & Auction Company, Inc. & its representatives are agents of the seller & will not be the agent of any Buyer.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the Terms & Conditions outlined in the Purchase Agreement. The property is being sold on "AS IS,

WHERE IS" basis, & 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, & 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 Seller or the Auction Company. Conduct of the auction & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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. THE MASTER COMMISSIONER & AUCTION COMPANY ARE NOT RESPONSIBLE FOR ACCIDENTS.**

AUCTION MANAGER: Drew Lamle • 260.609.4926 #2023000110, #SAL.2021005796

MASTER COMMISSIONER: Rex D. Schrader II #2012000041, #BRKP.2014002282

Schrader Real Estate and Auction Company, Inc. #63198513759, #REC.0000314452 (Jeffersonville,OH),
#BBB.2010001376 (Irwin,OH)

BOOKLET INDEX

- **REGISTRATION FORMS** PAGE 4
- **LOCATION & TRACT MAPS** PAGE 9
- **SOIL MAP** PAGE 13
- **TOPOGRAPHY MAP** PAGE 15
- **FSA INFORMATION** PAGE 17
- **PROPERTY RECORD CARDS** PAGE 23
- **PRELIMINARY TITLE WORK** PAGE 51
- **PHOTOS** PAGE 71



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

TUESDAY, MAY 12, 2026

115.75± ACRES – ALLEN 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 Tuesday, May 5, 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
115.75± Acres • Allen County, Ohio
Tuesday, May 12, 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 Tuesday, May 12, 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, Tuesday, May 5, 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.

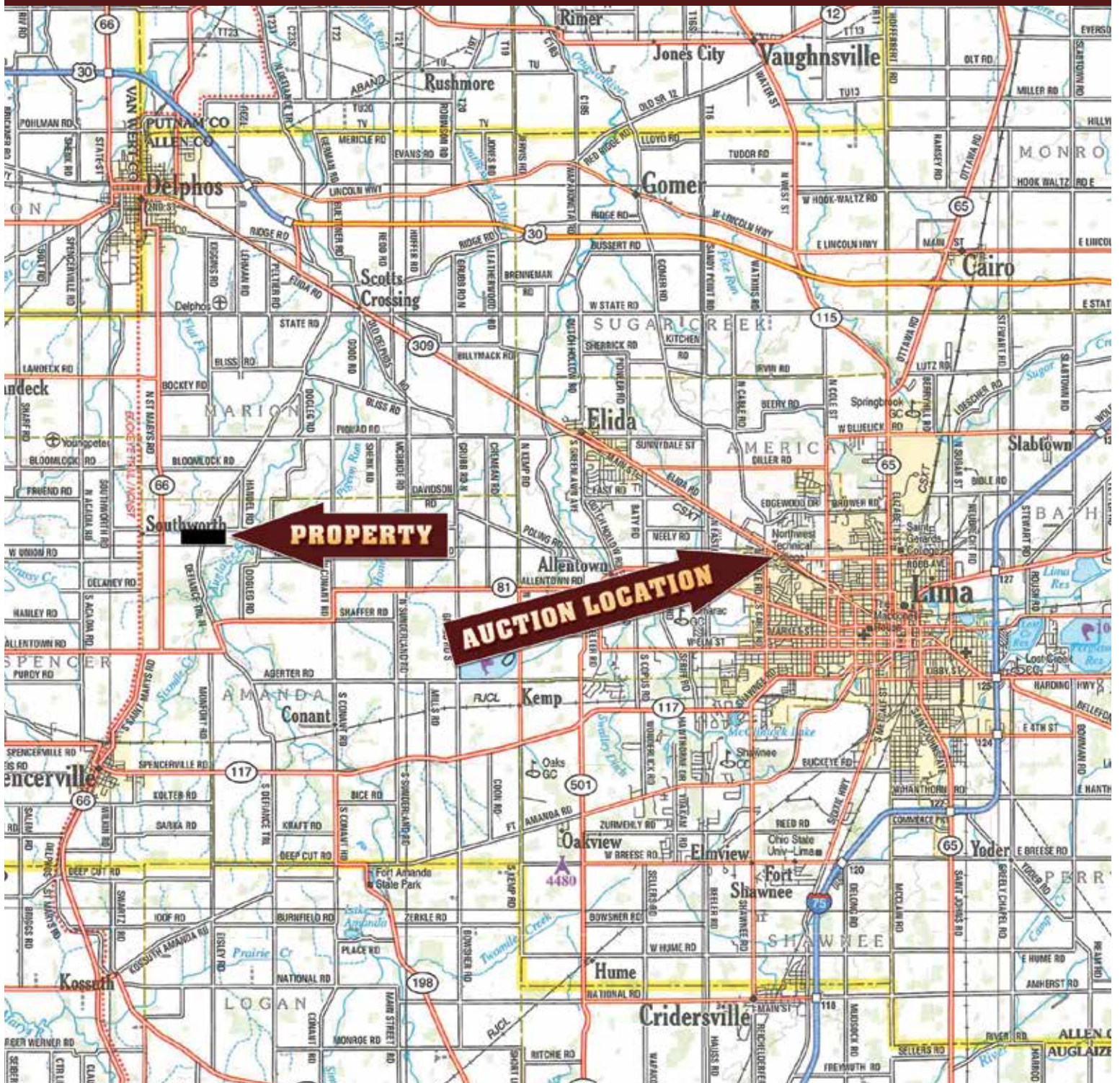
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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.

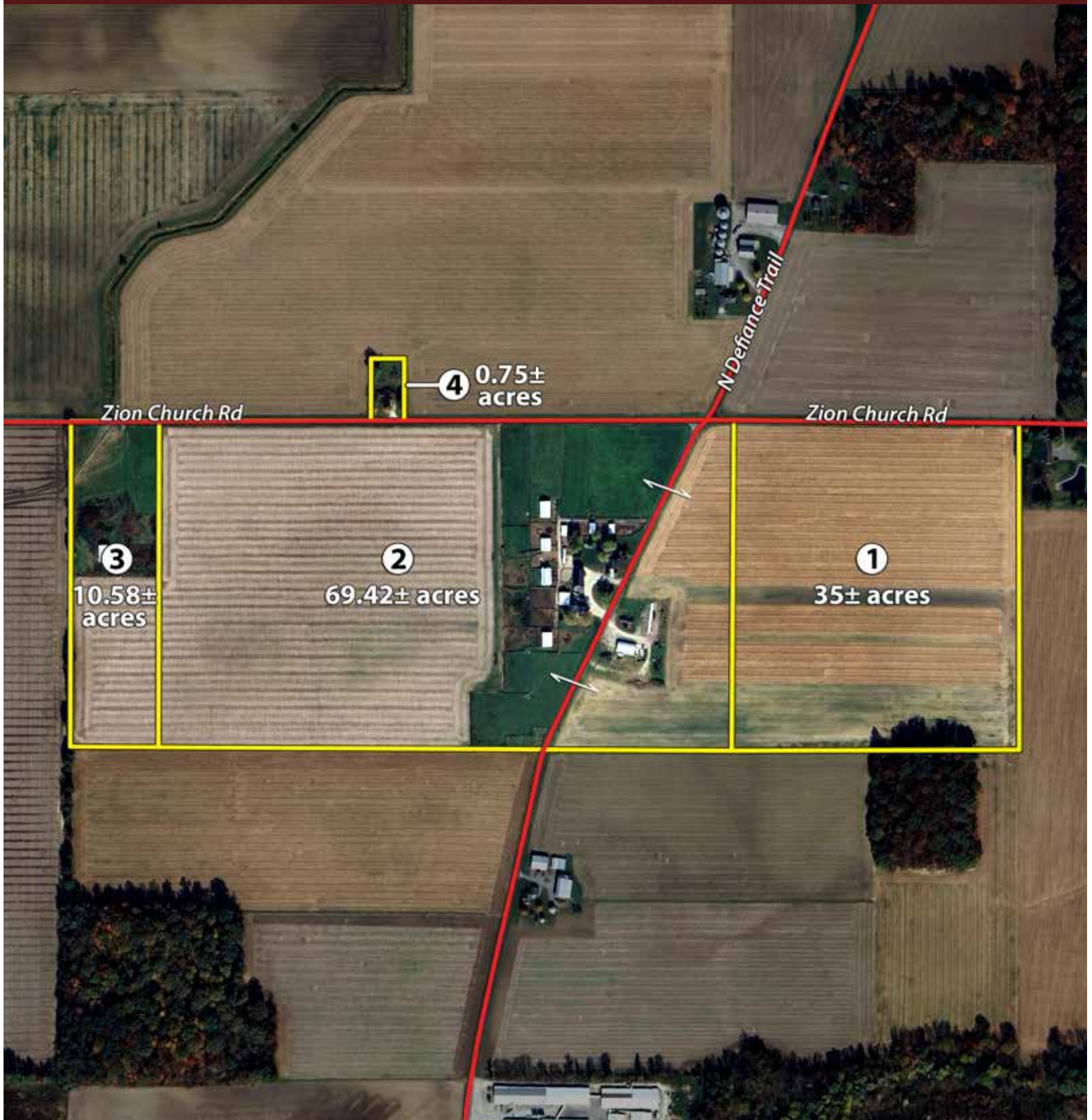
LOCATION & TRACT MAPS

LOCATION MAP



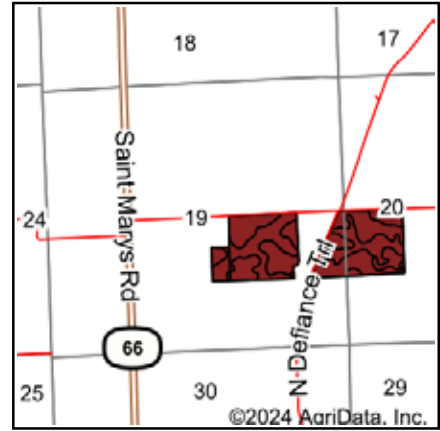
AUCTION LOCATION: UNOH Event Center Crystal Room, 1450 N Cable Rd, Lima, OH 45805
PROPERTY ADDRESS: 1895 N Defiance Trail, Spencerville, OH 45887

TRACT MAP



SOIL MAP

SOIL MAP



State: **Ohio**
 County: **Allen**
 Location: **19-3S-5E**
 Township: **Amanda**
 Acres: **89.47**
 Date: **12/10/2024**



Soils data provided by USDA and NRCS.

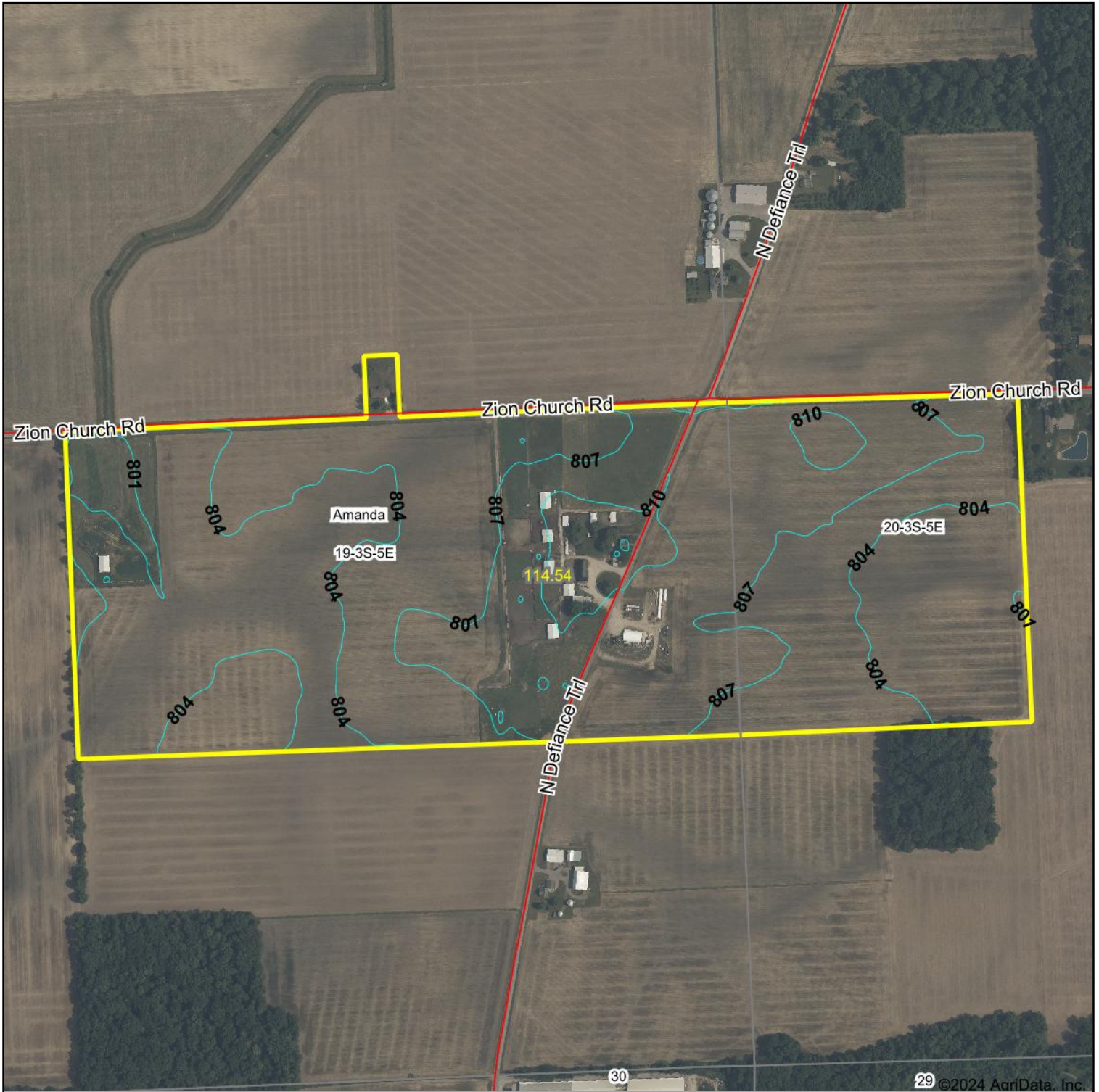
Area Symbol: OH003, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	43.26	48.4%		Ilw	141	45
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	30.69	34.3%		Ilw	157	47
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	15.52	17.3%		Ile	137	44
Weighted Average					2.00	145.8	45.5

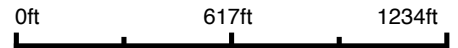
*c: Using Capabilities Class Dominant Condition Aggregation Method

TOPOGRAPHY MAP

TOPOGRAPHY CONTOURS MAP



Source: USGS 3 meter dem



Interval(ft): 3.0

Min: 799.4

Max: 813.5

Range: 14.1

Average: 805.6

Standard Deviation: 2.69 ft



11/26/2024

19-3S-5E
Allen County
Ohio

Boundary Center: 40° 45' 48.57, -84° 19' 16.87

Maps Provided By:

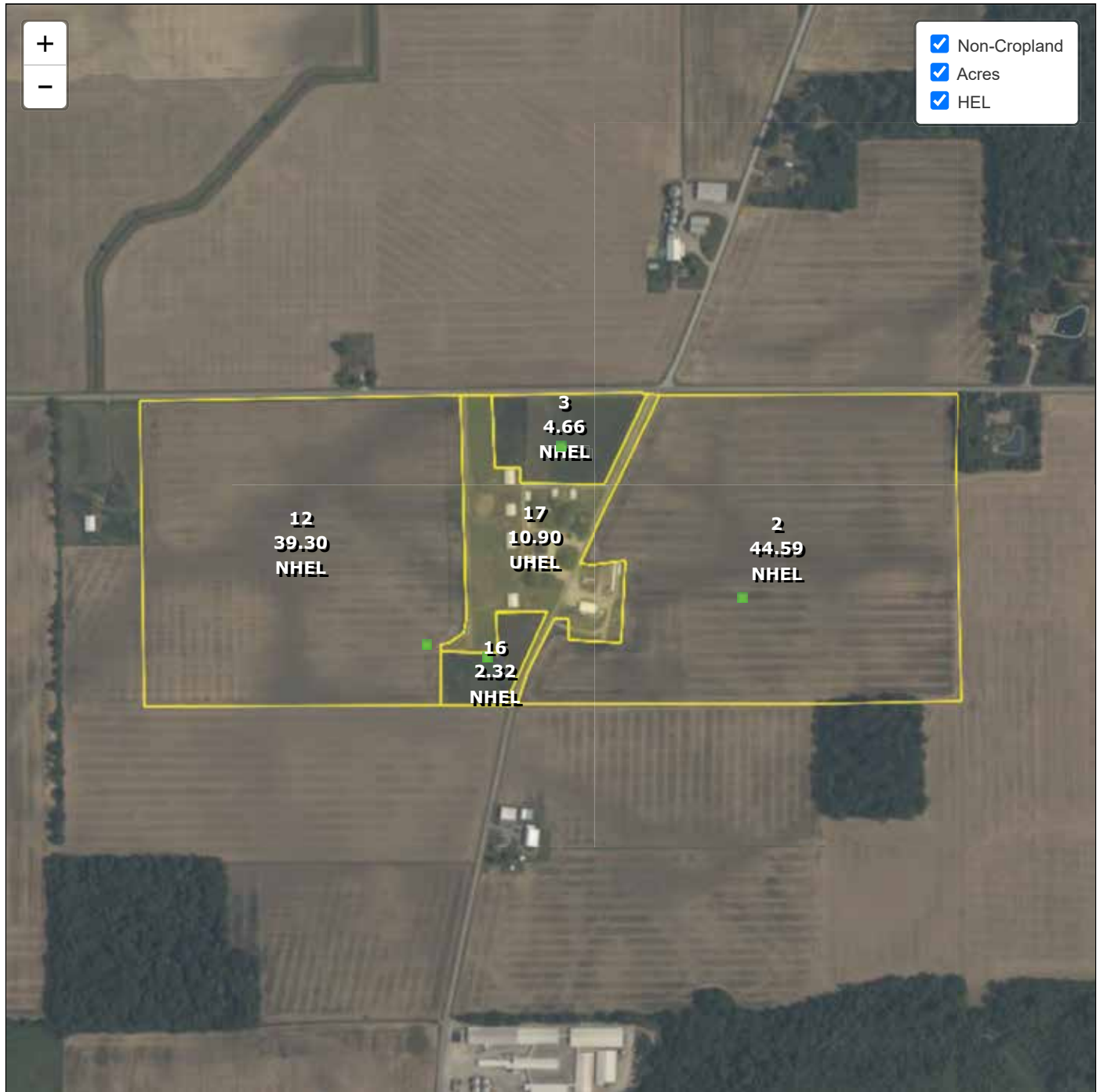


© AgriData, Inc. 2023 www.AgriDataInc.com

FSA INFORMATION

FSA INFORMATION

USDA Allen County, Ohio



Common Land Unit
 Cropland
 Non-cropland
 CRP

2025 Crop Year

Farm 112
 Tract 13212

Wetland Determination Identifiers

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

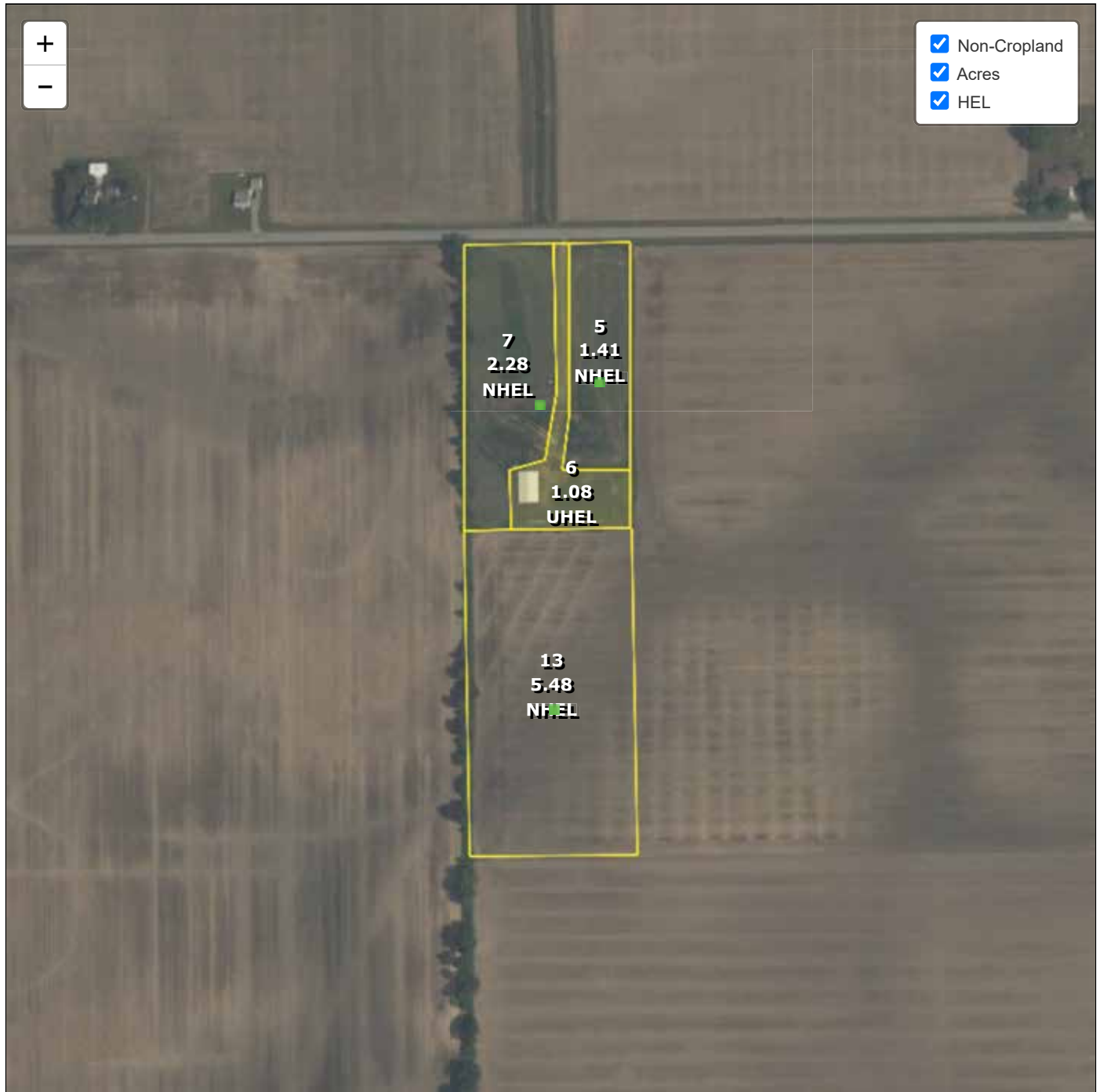


Tract 1 of 2

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).

FSA INFORMATION

USDA Allen County, Ohio



Common Land Unit

Cropland
 Non-cropland
 CRP

2025 Crop Year

Farm 112
Tract 13213

Wetland Determination Identifiers

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



Tract 2 of 2

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).

FSA INFORMATION

OHIO
ALLEN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 112
Prepared : 12/16/24 6:53 AM CST
Crop Year : 2025

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name

CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
112.02	100.04	100.04	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	100.04	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	97.30	0.00	105	
TOTAL	97.30	0.00		

NOTES

--

Tract Number : 13212

Description : Zion Church Rd
FSA Physical Location : OHIO/ALLEN
ANSI Physical Location : OHIO/ALLEN
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners :
Other Producers : None
Recon ID : 39-003-2011-28

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
101.77	90.87	90.87	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	90.87	0.00	0.00	0.00	0.00	0.00

FSA INFORMATION

OHIO
ALLEN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 112
Prepared : 12/16/24 6:53 AM CST
Crop Year : 2025

Tract 13212 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	88.13	0.00	105
TOTAL	88.13	0.00	

NOTES

Tract Number : 13213

Description : Zion Church Rd
FSA Physical Location : OHIO/ALLEN
ANSI Physical Location : OHIO/ALLEN
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners :
Other Producers : None
Recon ID : 39-003-2011-28

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
10.25	9.17	9.17	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	9.17	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	9.17	0.00	105
TOTAL	9.17	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, gender identity (including gender expression), sexual orientation, 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 responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. 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 http://www.ascr.usda.gov/complaint_filing_cust.html 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) 632-9992. 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) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

PROPERTY RECORD CARDS

PROPERTY RECORD CARD - TR 1

Summary

Parcel Number: 35-2000-03-002.000
 Map Number:
 Location Address: ZION CHURCH RD
 SPENCERVILLE OH 45887
 Acres: 35
 Legal Description: PT SW1/4 RTS 05-03-20
 (Note: Not to be used on legal documents.)
 Land Use: 110 - Agr vacant land qualified CAUV
 (Note: Land Use is for valuation purposes only. Consult the local jurisdiction for zoning and legal use.)
 Neighborhood: 03700 - Amanda Twp
 City: UNINCORPORATED
 Township: AMANDA TWP
 School District: 209 SPENCERVILLE LSD
 Homestead Reduction: No
 Owner Occupancy Credit: No
 Tax Set: SPENCERVILLE L. S. D.
 Deferred Ag Charges: N
 Forclosed Flag: N
 2.5% Reduction: N
 Other Assessments: Y
 Contract Plan: Y
 Escrow Plan: N
 Bankruptcy: N
 ACH Plan: N
 Certified Delinquent Year: 2018 Pay 2019
 (If there is a "Y" indicating Deferred Ag Charges, please call the Auditor's Office at 419-223-8520 for more information)

Owners

Owner Address	Tax Payer Address
AGLER TOM A SR ZION CHURCH RD SPENCERVILLE OH 45887	AGLER TOM A SR 11530 ZION CHURCH RD SPENCERVILLE OH 45887

Tax Rate

Full Tax Rate: 48.627000
 Effective Tax Rate: 35.454382
 Reduction Factor: 0.270891
 Non-Business Credit: 0.094693
 Owner Occupied Credit: 0.023673

Valuation

Assessed Year	2025	2024	2023	2022	2021
Land Value	\$289,000	\$289,000	\$222,300	\$222,300	\$222,300
CAUV Value	\$105,520	\$105,520	\$55,390	\$55,390	\$55,390
Land Exempt/Abatement	\$0	\$0	\$0	\$0	\$0
Improvements Value	\$0	\$0	\$0	\$0	\$0
Imp Exempt/Abatement	\$0	\$0	\$0	\$0	\$0
Total Value (Appraised 100%)	\$289,000	\$289,000	\$222,300	\$222,300	\$222,300
Land Value	\$101,150	\$101,150	\$77,810	\$77,810	\$77,810
CAUV Value	\$36,930	\$36,930	\$19,390	\$19,390	\$19,390
Improvements Value	\$0	\$0	\$0	\$0	\$0
Total Value (Assessed 35%)	\$36,930	\$36,930	\$19,390	\$19,390	\$19,390

Land

Land Type	Calculated Acres	Actual Frontage	Eff. Frontage	Depth
A5 - Tillable	34.2	0	0	
A9 - Waste	0.8	0	0	

Ag Soil

Soil Type	Land Usage	Land Type	Acres	Base Rate	CAUV Value (100%)
PMA PEWAMO SILTY CLAY LOAM 0-1% SL	C - Crop	ZC - ZC	9.41	3870	\$36,420
BOB BLOUNT SILT LOAM 2 TO 6% SLOPE	C - Crop	ZC - ZC	13.9	2660	\$36,970
BOA BLOUNT SILT LOAM 0-2% SLOPES	C - Crop	ZC - ZC	10.89	2950	\$32,130
PMA PEWAMO SILTY CLAY LOAM 0-1% SL	O - Other	ZO - ZO	0.14		\$0
BOB BLOUNT SILT LOAM 2 TO 6% SLOPE	O - Other	ZO - ZO	0.32		\$0
BOA BLOUNT SILT LOAM 0-2% SLOPES	O - Other	ZO - ZO	0.34		\$0
Total			35.00		\$105,520

PROPERTY RECORD CARD - TR 1

Sales

Sale Date	Sale Price	Seller	Buyer	No. of Properties
5/2/2022	\$0	AGLER TOM A SR & SHARON G	AGLER TOM A SR	4
6/10/2011	\$350,000	AGLER TOM A SR & KIMBERLY WOOD	AGLER TOM A SR & SHARON G	2
10/1/2008	\$0	AGLER BETTY JEAN	AGLER TOM A SR & KIMBERLY WOOD	2
1/1/1990	\$0	Unknown	AGLER BETTY JEAN	0

Recent Sales In Area

Sale date range:

From:

04/21/20

To:

04/21/20

[Search Sales by Neighborhood](#)

Distance:

1500

Units:

Feet



[Search Sales by Distance](#)

Tax Detail

Tax Year (click for detail)	Delinquent	1st Half	2nd Half	Total Due	Escrow Balance
2025 Pay 2026	\$3,669.28	\$654.15	\$592.68	\$4,916.11	
2024 Pay 2025	\$2,884.42	\$646.24	\$676.69	\$0.00	
2023 Pay 2024	\$2,092.62	\$362.74	\$397.33	\$0.00	
2022 Pay 2023	\$1,540.95	\$381.47	\$417.38	\$0.00	
2021 Pay 2022	\$736.26	\$380.46	\$416.26	\$0.00	
2020 Pay 2021				\$0.00	
2019 Pay 2020				\$0.00	
2018 Pay 2019				\$0.00	

Special Assessments

Special Assessments Project
(click for detail)

14-104-2018 - AUGLAIZE CO-AUGLAIZE RIVER
14-104-2019 - AUGLAIZE CO-AUGLAIZE RIVER
14-104-2021 - AUGLAIZE CO-AUGLAIZE RIVER
14-104-2022 - AUGLAIZE CO-AUGLAIZE RIVER
14-104-2023 - AUGLAIZE CO-AUGLAIZE RIVER
14-104-2024 - AUGLAIZE CO-AUGLAIZE RIVER
14-104-2025 - AUGLAIZE CO-AUGLAIZE RIVER

Tax History

Detail:

Tax Year	Type	Category	Description	Amount	Bal Due
2024 Pay 2025	Property Tax Detail	Penalty	1st half penalty	\$58.60	\$0.00
2024 Pay 2025	Property Tax Detail	Penalty	December interest	\$24.16	\$24.16
2024 Pay 2025	Property Tax Detail	Penalty	Prior year interest	\$2.29	\$2.29
2024 Pay 2025	Property Tax Detail	Penalty	Prior year penalty	\$101.74	\$101.74
2024 Pay 2025	Property Tax Detail	Penalty	PY Aug Interest	\$7.47	\$7.47
2024 Pay 2025	Property Tax Detail	Tax	1st half tax	\$585.96	\$319.56
2024 Pay 2025	Property Tax Detail	Tax	Prior year tax	\$656.48	\$656.48
2024 Pay 2025	Property Tax Detail	Tax	Prior year tax	\$2,082.21	\$2,082.21
2024 Pay 2025	Special Assessment Detail	Penalty	AUGLAIZE CO-AUGLAIZE RIVER 1st half penalty	\$0.15	\$0.15
2024 Pay 2025	Special Assessment Detail	Penalty	AUGLAIZE CO-AUGLAIZE RIVER December interest	\$0.02	\$0.02
2024 Pay 2025	Special Assessment Detail	Penalty	AUGLAIZE CO-AUGLAIZE RIVER December interest	\$0.05	\$0.05
2024 Pay 2025	Special Assessment Detail	Penalty	AUGLAIZE CO-AUGLAIZE RIVER Prior year interest	\$0.10	\$0.10
2024 Pay 2025	Special Assessment Detail	Penalty	AUGLAIZE CO-AUGLAIZE RIVER Prior year penalty	\$0.26	\$0.26
2024 Pay 2025	Special Assessment Detail	Penalty	AUGLAIZE CO-AUGLAIZE RIVER Prior year penalty	\$0.29	\$0.29
2024 Pay 2025	Special Assessment Detail	Penalty	AUGLAIZE CO-AUGLAIZE RIVER Prior year penalty	\$0.32	\$0.32
2024 Pay 2025	Special Assessment Detail	Penalty	AUGLAIZE CO-AUGLAIZE RIVER Prior year penalty	\$0.42	\$0.42
2024 Pay 2025	Special Assessment Detail	Penalty	AUGLAIZE CO-AUGLAIZE RIVER PY Aug Interest	\$0.03	\$0.03
2024 Pay 2025	Special Assessment Detail	Tax	AUGLAIZE CO-AUGLAIZE RIVER 1st half tax	\$1.53	\$1.53
2024 Pay 2025	Special Assessment Detail	Tax	AUGLAIZE CO-AUGLAIZE RIVER Prior year tax	\$1.53	\$1.53

PROPERTY RECORD CARD - TR 1

Tax Year	Type	Category	Description	Amount	Bal Due
2024 Pay 2025	Special Assessment Detail	Tax	AUGLAIZE CO-AUGLAIZE RIVER Prior year tax	\$2.04	\$2.04
2024 Pay 2025	Special Assessment Detail	Tax	AUGLAIZE CO-AUGLAIZE RIVER Prior year tax	\$2.55	\$2.55
2024 Pay 2025	Property Tax Detail	Penalty	2nd half penalty	\$90.56	\$90.56
2024 Pay 2025	Property Tax Detail	Tax	2nd half tax	\$585.96	\$585.96
2024 Pay 2025	Special Assessment Detail	Penalty	AUGLAIZE CO-AUGLAIZE RIVER 2nd half penalty	\$0.17	\$0.17
2023 Pay 2024	Property Tax Detail	Penalty	1st half penalty	\$32.82	\$32.82
2023 Pay 2024	Property Tax Detail	Penalty	December interest	\$2.29	\$2.29
2023 Pay 2024	Property Tax Detail	Penalty	Prior year interest	\$7.95	\$0.00
2023 Pay 2024	Property Tax Detail	Penalty	Prior year penalty	\$213.47	\$0.00
2023 Pay 2024	Property Tax Detail	Penalty	PY Aug Interest	\$26.74	\$0.00
2023 Pay 2024	Property Tax Detail	Tax	1st half tax	\$328.24	\$328.24
2023 Pay 2024	Property Tax Detail	Tax	Prior year tax	\$733.16	\$733.16
2023 Pay 2024	Property Tax Detail	Tax	Prior year tax	\$1,377.18	\$1,349.05
2023 Pay 2024	Special Assessment Detail	Penalty	AUGLAIZE CO-AUGLAIZE RIVER 1st half penalty	\$0.15	\$0.15
2023 Pay 2024	Special Assessment Detail	Penalty	AUGLAIZE CO-AUGLAIZE RIVER Prior year interest	\$0.02	\$0.02
2023 Pay 2024	Special Assessment Detail	Penalty	AUGLAIZE CO-AUGLAIZE RIVER Prior year penalty	\$0.26	\$0.26
2023 Pay 2024	Special Assessment Detail	Penalty	AUGLAIZE CO-AUGLAIZE RIVER Prior year penalty	\$0.29	\$0.29
2023 Pay 2024	Special Assessment Detail	Penalty	AUGLAIZE CO-AUGLAIZE RIVER Prior year penalty	\$0.42	\$0.42
2023 Pay 2024	Special Assessment Detail	Penalty	AUGLAIZE CO-AUGLAIZE RIVER PY Aug Interest	\$0.08	\$0.08
2023 Pay 2024	Special Assessment Detail	Tax	AUGLAIZE CO-AUGLAIZE RIVER 1st half tax	\$1.53	\$1.53
2023 Pay 2024	Special Assessment Detail	Tax	AUGLAIZE CO-AUGLAIZE RIVER Prior year tax	\$2.04	\$2.04
2023 Pay 2024	Special Assessment Detail	Tax	AUGLAIZE CO-AUGLAIZE RIVER Prior year tax	\$2.55	\$2.55
2023 Pay 2024	Property Tax Detail	Penalty	2nd half penalty	\$68.92	\$68.92
2023 Pay 2024	Property Tax Detail	Tax	2nd half tax	\$328.24	\$328.24
2023 Pay 2024	Special Assessment Detail	Penalty	AUGLAIZE CO-AUGLAIZE RIVER 2nd half penalty	\$0.17	\$0.17
2022 Pay 2023	Property Tax Detail	Penalty	1st half penalty	\$34.48	\$34.48
2022 Pay 2023	Property Tax Detail	Penalty	December interest	\$7.95	\$7.95
2022 Pay 2023	Property Tax Detail	Penalty	Prior year penalty	\$106.58	\$106.58
2022 Pay 2023	Property Tax Detail	Tax	1st half tax	\$344.75	\$344.75
2022 Pay 2023	Property Tax Detail	Tax	Prior year tax	\$687.68	\$687.68
2022 Pay 2023	Property Tax Detail	Tax	Prior year tax	\$733.16	\$733.16
2022 Pay 2023	Special Assessment Detail	Penalty	AUGLAIZE CO-AUGLAIZE RIVER 1st half penalty	\$0.20	\$0.20
2022 Pay 2023	Special Assessment Detail	Penalty	AUGLAIZE CO-AUGLAIZE RIVER December interest	\$0.02	\$0.02
2022 Pay 2023	Special Assessment Detail	Penalty	AUGLAIZE CO-AUGLAIZE RIVER Prior year penalty	\$0.26	\$0.26
2022 Pay 2023	Special Assessment Detail	Penalty	AUGLAIZE CO-AUGLAIZE RIVER Prior year penalty	\$0.29	\$0.29
2022 Pay 2023	Special Assessment Detail	Penalty	AUGLAIZE CO-AUGLAIZE RIVER Prior year penalty	\$0.42	\$0.42
2022 Pay 2023	Special Assessment Detail	Tax	AUGLAIZE CO-AUGLAIZE RIVER 1st half tax	\$2.04	\$2.04
2022 Pay 2023	Special Assessment Detail	Tax	AUGLAIZE CO-AUGLAIZE RIVER Prior year tax	\$2.04	\$2.04
2022 Pay 2023	Special Assessment Detail	Tax	AUGLAIZE CO-AUGLAIZE RIVER Prior year tax	\$2.55	\$2.55
2022 Pay 2023	Property Tax Detail	Penalty	2nd half penalty	\$72.41	\$72.41
2022 Pay 2023	Property Tax Detail	Tax	2nd half tax	\$344.75	\$344.75
2022 Pay 2023	Special Assessment Detail	Penalty	AUGLAIZE CO-AUGLAIZE RIVER 2nd half penalty	\$0.22	\$0.22
2021 Pay 2022	Property Tax Detail	Penalty	1st half penalty	\$34.38	\$34.38
2021 Pay 2022	Property Tax Detail	Penalty	Prior year penalty	\$47.94	\$0.00
2021 Pay 2022	Property Tax Detail	Tax	1st half tax	\$343.84	\$343.84
2021 Pay 2022	Property Tax Detail	Tax	Prior year tax	\$479.44	\$0.00
2021 Pay 2022	Property Tax Detail	Tax	Prior year tax	\$733.17	\$733.16
2021 Pay 2022	Special Assessment Detail	Penalty	AUGLAIZE CO-AUGLAIZE RIVER 1st half penalty	\$0.20	\$0.20
2021 Pay 2022	Special Assessment Detail	Penalty	AUGLAIZE CO-AUGLAIZE RIVER Prior year penalty	\$0.26	\$0.26
2021 Pay 2022	Special Assessment Detail	Penalty	AUGLAIZE CO-AUGLAIZE RIVER Prior year penalty	\$0.29	\$0.29
2021 Pay 2022	Special Assessment Detail	Tax	AUGLAIZE CO-AUGLAIZE RIVER 1st half tax	\$2.04	\$2.04
2021 Pay 2022	Special Assessment Detail	Tax	AUGLAIZE CO-AUGLAIZE RIVER Prior year tax	\$2.55	\$2.55
2021 Pay 2022	Property Tax Detail	Penalty	2nd half penalty	\$72.20	\$72.20
2021 Pay 2022	Property Tax Detail	Tax	2nd half tax	\$343.84	\$343.84
2021 Pay 2022	Special Assessment Detail	Penalty	AUGLAIZE CO-AUGLAIZE RIVER 2nd half penalty	\$0.22	\$0.22

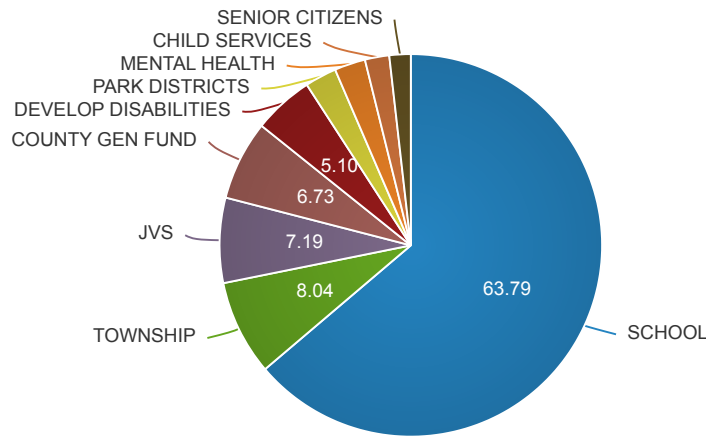
Total:		
Tax Year	Amount	Bal Due
2024 Pay 2025	\$4,204.89	\$3,879.89
2023 Pay 2024	\$3,126.52	\$2,850.23
2022 Pay 2023	\$2,339.80	\$2,339.80
2021 Pay 2022	\$2,060.37	\$1,532.98

PROPERTY RECORD CARD - TR 1

Owner: Agler Tom A Sr
Property Address : Zion Church Rd
 Spencerville Oh 45887
Total Appraised Value: \$289,000
Total Assessed Value: \$36,930
Estimated Yearly Taxes : **\$8,815.18**
Tax Credits
Non-Business/Rollback: (\$123.98)
Owner Occupied/Reduction: \$0.00
Homestead: \$0.00

Service	% Total	Per Year	Per Half Year	Per Day
COUNTY GEN FUND:	6.73%	\$593.22	\$296.61	\$1.63
SCHOOL:	63.79%	\$5,623.42	\$2,811.71	\$15.41
JVS:	7.19%	\$633.78	\$316.89	\$1.74
TOWNSHIP:	8.04%	\$708.74	\$354.37	\$1.94
CHILD SERVICES:	2.06%	\$181.24	\$90.62	\$0.50
PARK DISTRICTS:	2.67%	\$235.78	\$117.89	\$0.65
MENTAL HEALTH:	2.61%	\$230.50	\$115.25	\$0.63
DEVELOP DISABILITIES:	5.10%	\$449.66	\$224.83	\$1.23
SENIOR CITIZENS:	1.80%	\$158.84	\$79.42	\$0.44
Total	100%	\$8,815.18	\$4,407.59	\$24.15

Total Yearly Property Tax: \$8,815.18



Payment History

Detail:			
Tax Year	Payment Date	Paid By	Amount
2025 Pay 2026	2/4/2026		\$157.80
2025 Pay 2026	9/4/2025		\$157.80
2024 Pay 2025	5/29/2025		\$325.00
2023 Pay 2024	7/2/2024		\$79.04
2023 Pay 2024	4/10/2024		\$39.45
2023 Pay 2024	4/10/2024		\$39.45
2023 Pay 2024	1/19/2024		\$39.45
2023 Pay 2024	12/5/2023		\$39.45
2023 Pay 2024	9/29/2023		\$39.45
2021 Pay 2022	7/26/2021		\$527.39
2020 Pay 2021	5/11/2021		\$61.20
2020 Pay 2021	3/15/2021		\$527.38
2020 Pay 2021	3/12/2021		\$30.60
2020 Pay 2021	2/1/2021		\$30.60
2020 Pay 2021	1/12/2021		\$61.20
2020 Pay 2021	11/13/2020		\$28.63
2020 Pay 2021	10/9/2020		\$30.60
2020 Pay 2021	9/11/2020		\$30.60
2020 Pay 2021	8/10/2020		\$30.60

PROPERTY RECORD CARD - TR 1

Tax Year	Payment Date	Paid By	Amount
2020 Pay 2021	7/13/2020		\$30.60

Total:

Tax Year	Amount
2025 Pay 2026	\$315.60
2024 Pay 2025	\$325.00
2023 Pay 2024	\$276.29
2021 Pay 2022	\$527.39
2020 Pay 2021	\$862.01

Photos



Pay Your Taxes Online

Pay Taxes

No data available for the following modules: Dwellings, Buildings, Additions, Improvements, Sketches.

The Allen County Auditor's Office makes every effort to produce the most accurate property valuation and tax information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. All data is subject to change.
[| User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 4/21/2026, 7:48:15 AM

Contact Us

Developed by
 **SCHNEIDER**
GEOSPATIAL

PROPERTY RECORD CARD - TR 2

Summary

Parcel Number: **35-1900-04-001.000**
 Map Number:
 Location Address: 1895 N DEFIANCE TRL
 SPENCERVILLE OH 45887
 Acres: 69.42
 Legal Description: PT SE1/4 RTS 05-03-19 NSRNT
 (Note: Not to be used on legal documents.)
 Land Use: 111 - Cash - grain or gen farm qual
 (Note: Land Use is for valuation purposes only. Consult the local jurisdiction for zoning and legal use.)
 Neighborhood: 03700 - Amanda Twp
 City: UNINCORPORATED
 Township: AMANDA TWP
 School District: 209 SPENCERVILLE LSD
 Homestead Reduction: No
 Owner Occupancy Credit: No
 Tax Set: SPENCERVILLE L. S. D.
 Deferred Ag Charges: N
 Forclosed Flag: N
 2.5% Reduction: N
 Other Assessments: Y
 Contract Plan: Y
 Escrow Plan: N
 Bankruptcy: N
 ACH Plan: N
 Certified Delinquent Year: 2018 Pay 2019
 (If there is a "Y" indicating Deferred Ag Charges, please call the Auditor's Office at 419-223-8520 for more information)

Owners

Owner Address	Tax Payer Address
AGLER TOM A SR	AGLER TOM A SR
1895 N DEFIANCE TRL	11530 ZION CHURCH RD
SPENCERVILLE OH 45887	SPENCERVILLE OH 45887

Tax Rate

Full Tax Rate: 48.627000
 Effective Tax Rate: 35.454382
 Reduction Factor: 0.270891
 Non-Business Credit: 0.094693
 Owner Occupied Credit: 0.023673

Valuation

Assessed Year	2025	2024	2023	2022	2021
Land Value	\$560,400	\$560,400	\$431,100	\$431,100	\$431,100
CAUV Value	\$251,510	\$251,510	\$146,170	\$146,170	\$146,170
Land Exempt/Abatement	\$0	\$0	\$0	\$0	\$0
Improvements Value	\$250,800	\$250,800	\$192,900	\$192,900	\$192,900
Imp Exempt/Abatement	\$0	\$0	\$0	\$0	\$0
Total Value (Appraised 100%)	\$811,200	\$811,200	\$624,000	\$624,000	\$624,000
Land Value	\$196,140	\$196,140	\$150,890	\$150,890	\$150,890
CAUV Value	\$88,030	\$88,030	\$51,160	\$51,160	\$51,160
Improvements Value	\$87,780	\$87,780	\$67,520	\$67,520	\$67,520
Total Value (Assessed 35%)	\$175,810	\$175,810	\$118,680	\$118,680	\$118,680

Land

Land Type	Calculated Acres	Actual Frontage	Eff. Frontage	Depth
A7 - Pasture	6.8	0	0	
A5 - Tillable	57.04	0	0	
AH - Homesite	1	0	0	
A9 - Waste	3.07	0	0	
A3 - Residual	1.51	0	0	

PROPERTY RECORD CARD - TR 2

Ag Soil

Soil Type	Land Usage	Land Type	Acres	Base Rate	CAUV Value (100%)
BOA BLOUNT SILT LOAM 0-2% SLOPES	P - Pasture	ZP - ZP	5.25	2950	\$15,490
BOB BLOUNT SILT LOAM 2 TO 6% SLOPE	P - Pasture	ZP - ZP	1.25	2660	\$3,330
PMA PEWAMO SILTY CLAY LOAM 0-1% SL	P - Pasture	ZP - ZP	0.3	3870	\$1,160
BOB BLOUNT SILT LOAM 2 TO 6% SLOPE	C - Crop	ZC - ZC	2.61	2660	\$6,940
PMA PEWAMO SILTY CLAY LOAM 0-1% SL	C - Crop	ZC - ZC	21.79	3870	\$84,330
BOA BLOUNT SILT LOAM 0-2% SLOPES	C - Crop	ZC - ZC	32.64	2950	\$96,290
BOB BLOUNT SILT LOAM 2 TO 6% SLOPE	O - Other	ZO - ZO	0.86		\$0
BOA BLOUNT SILT LOAM 0-2% SLOPES	O - Other	ZO - ZO	1.67		\$0
PMA PEWAMO SILTY CLAY LOAM 0-1% SL	O - Other	ZO - ZO	0.54		\$0
Total			66.91		\$207,540

Dwellings

Card	001	Exterior Wall	Frame/Siding
Number of Stories	2	Heating	Base
Style	Conventional	Cooling	None
Year Built	1920	Fireplace	Yes
Year Remodeled	1976	Basement	Crawl
Rooms	7	Attic	None
Bedrooms	3	AtticArea	0
Full Baths	1	Finished Living Area	2196
Half Baths	0	First Floor Area	1356
Basement Garages	0	Upper Floor Area	840
Condition	Average	Half Floor Area	0
Grade	C	Finished Basement Area	0
		Total Basement Area	0

Additions

Card 1

Addition Code	Description	Base Area
PT1	Patio Concrete	256
PR1	Porch Frame - Open	182
GR1	Garage Frame	576

Improvements

Card 1

Improvement Code	Description	Length	Width	Total Area	Appraised Value (100%)
60	Utility Shed	20	10	200	\$2,810
153	Fr Pole Barn 3 Side/Dirt	48	36	1,728	\$8,790
153	Fr Pole Barn 3 Side/Dirt	64	36	2,304	\$11,140
153	Fr Pole Barn 3 Side/Dirt	38	20	760	\$4,460
153	Fr Pole Barn 3 Side/Dirt	48	36	1,728	\$8,790
153	Fr Pole Barn 3 Side/Dirt	38	20	760	\$4,460
153	Fr Pole Barn 3 Side/Dirt	62	10	620	\$3,640
153	Fr Pole Barn 3 Side/Dirt	56	36	2,016	\$9,880
153	Fr Pole Barn 3 Side/Dirt	38	20	760	\$4,460
153	Fr Pole Barn 3 Side/Dirt	64	36	2,304	\$9,550
161	Mtl Pole Barn Encl/Dirt	72	45	3,240	\$10,520
125	Flat Barn Typical	64	34	2,176	\$9,500
116	Frame Lean to	34	16	544	\$860
145	Poultry House Frame	24	14	336	\$1,490
60	Utility Shed	20	10	200	\$1,050
Total					\$91,400

Sales

Sale Date	Sale Price	Seller	Buyer	No. of Properties
5/2/2022	\$0	AGLER TOM A SR & SHARON G	AGLER TOM A SR	4
6/10/2011	\$350,000	AGLER TOM A SR & KIMBERLY WOOD	AGLER TOM A SR & SHARON G	2
10/1/2008	\$0	AGLER BETTY JEAN	AGLER TOM A SR & KIMBERLY WOOD	2
6/23/2006	\$0	**PARCEL RE-PLATTED	AGLER BETTY JEAN	2
6/23/2006	\$0	AGLER BETTY JEAN	**PARCEL RE-PLATTED	2
8/26/2003	\$0	**PARCEL SPLIT	AGLER BETTY JEAN	1
8/26/2003	\$0	AGLER BETTY JEAN	**PARCEL SPLIT	2
1/1/1990	\$0	Unknown	AGLER BETTY JEAN	0

PROPERTY RECORD CARD - TR 2

Recent Sales In Area

Sale date range:

From:

04/21/20

To:

04/21/20

Search Sales by Neighborhood

Distance:

1500

Units:

Feet



Search Sales by Distance

Tax Detail

Tax Year (click for detail)	Delinquent	1st Half	2nd Half	Total Due	Escrow Balance
2025 Pay 2026	\$22,908.21	\$3,391.77	\$3,068.93	\$29,368.91	
2024 Pay 2025	\$18,515.66	\$3,405.08	\$3,595.59	\$0.00	
2023 Pay 2024	\$14,133.40	\$2,498.57	\$2,732.01	\$0.00	
2022 Pay 2023	\$10,324.86	\$2,609.99	\$2,854.29	\$0.00	
2021 Pay 2022	\$4,531.27	\$2,739.05	\$2,997.19	\$0.00	
2020 Pay 2021				\$0.00	
2019 Pay 2020				\$0.00	
2018 Pay 2019				\$0.00	

Special Assessments

Special Assessments Project
(click for detail)

12-160 - JENNINGS CREEK SUEVER
12-224 - FLAT FORK CREEK DITCH
13-224 - FLAT FORK CREEK DITCH 7YRS
14-104-2018 - AUGLAIZE CO-AUGLAIZE RIVER
14-104-2019 - AUGLAIZE CO-AUGLAIZE RIVER
14-104-2021 - AUGLAIZE CO-AUGLAIZE RIVER
14-104-2022 - AUGLAIZE CO-AUGLAIZE RIVER
14-104-2023 - AUGLAIZE CO-AUGLAIZE RIVER
14-104-2024 - AUGLAIZE CO-AUGLAIZE RIVER
14-104-2025 - AUGLAIZE CO-AUGLAIZE RIVER

Tax History

Detail:

Tax Year	Type	Category	Description	Amount	Bal Due
2024 Pay 2025	Property Tax Detail	Penalty	1st half penalty	\$278.95	\$0.00
2024 Pay 2025	Property Tax Detail	Penalty	December interest	\$148.07	\$148.07
2024 Pay 2025	Property Tax Detail	Penalty	Prior year interest	\$14.18	\$14.18
2024 Pay 2025	Property Tax Detail	Penalty	Prior year penalty	\$622.82	\$622.82
2024 Pay 2025	Property Tax Detail	Penalty	PY Aug Interest	\$46.16	\$46.16
2024 Pay 2025	Property Tax Detail	Tax	1st half tax	\$2,789.53	\$1,668.48
2024 Pay 2025	Property Tax Detail	Tax	Prior year tax	\$4,018.14	\$4,018.14
2024 Pay 2025	Property Tax Detail	Tax	Prior year tax	\$12,098.12	\$11,032.60
2024 Pay 2025	Special Assessment Detail	Penalty	AUGLAIZE CO-AUGLAIZE RIVER 1st half penalty	\$0.08	\$0.08
2024 Pay 2025	Special Assessment Detail	Penalty	AUGLAIZE CO-AUGLAIZE RIVER December interest	\$0.01	\$0.01
2024 Pay 2025	Special Assessment Detail	Penalty	AUGLAIZE CO-AUGLAIZE RIVER December interest	\$0.02	\$0.02
2024 Pay 2025	Special Assessment Detail	Penalty	AUGLAIZE CO-AUGLAIZE RIVER Prior year interest	\$0.05	\$0.05
2024 Pay 2025	Special Assessment Detail	Penalty	AUGLAIZE CO-AUGLAIZE RIVER Prior year penalty	\$0.17	\$0.17
2024 Pay 2025	Special Assessment Detail	Penalty	AUGLAIZE CO-AUGLAIZE RIVER Prior year penalty	\$0.20	\$0.20
2024 Pay 2025	Special Assessment Detail	Penalty	AUGLAIZE CO-AUGLAIZE RIVER Prior year penalty	\$0.21	\$0.21
2024 Pay 2025	Special Assessment Detail	Penalty	AUGLAIZE CO-AUGLAIZE RIVER Prior year penalty	\$0.22	\$0.22
2024 Pay 2025	Special Assessment Detail	Penalty	AUGLAIZE CO-AUGLAIZE RIVER PY Aug Interest	\$0.02	\$0.02
2024 Pay 2025	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH 1st half penalty	\$29.69	\$29.69
2024 Pay 2025	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH December interest	\$17.69	\$17.69
2024 Pay 2025	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH Prior year interest	\$1.43	\$1.43
2024 Pay 2025	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH Prior year interest	\$44.41	\$44.41
2024 Pay 2025	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH Prior year penalty	\$76.69	\$76.69
2024 Pay 2025	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH Prior year penalty	\$271.89	\$271.89

PROPERTY RECORD CARD - TR 2

Tax Year	Type	Category	Description	Amount	Bal Due
2024 Pay 2025	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH PY Aug Interest	\$4.64	\$4.64
2024 Pay 2025	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER 1st half penalty	\$0.83	\$0.83
2024 Pay 2025	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER December interest	\$0.50	\$0.50
2024 Pay 2025	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER Prior year interest	\$0.03	\$0.03
2024 Pay 2025	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER Prior year interest	\$0.72	\$0.72
2024 Pay 2025	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER Prior year penalty	\$2.98	\$2.98
2024 Pay 2025	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER Prior year penalty	\$7.46	\$7.46
2024 Pay 2025	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER PY Aug Interest	\$0.09	\$0.09
2024 Pay 2025	Special Assessment Detail	Tax	AUGLAIZE CO-AUGLAIZE RIVER 1st half tax	\$0.75	\$0.75
2024 Pay 2025	Special Assessment Detail	Tax	AUGLAIZE CO-AUGLAIZE RIVER Prior year tax	\$0.75	\$0.75
2024 Pay 2025	Special Assessment Detail	Tax	AUGLAIZE CO-AUGLAIZE RIVER Prior year tax	\$1.00	\$1.00
2024 Pay 2025	Special Assessment Detail	Tax	AUGLAIZE CO-AUGLAIZE RIVER Prior year tax	\$2.00	\$2.00
2024 Pay 2025	Special Assessment Detail	Tax	FLAT FORK CREEK DITCH 1st half tax	\$296.92	\$296.92
2024 Pay 2025	Special Assessment Detail	Tax	FLAT FORK CREEK DITCH Prior year tax	\$494.86	\$494.86
2024 Pay 2025	Special Assessment Detail	Tax	FLAT FORK CREEK DITCH Prior year tax	\$1,657.77	\$1,657.77
2024 Pay 2025	Special Assessment Detail	Tax	JENNINGS CREEK SUEVER 1st half tax	\$8.33	\$8.33
2024 Pay 2025	Special Assessment Detail	Tax	JENNINGS CREEK SUEVER Prior year tax	\$14.17	\$14.17
2024 Pay 2025	Special Assessment Detail	Tax	JENNINGS CREEK SUEVER Prior year tax	\$32.50	\$32.50
2024 Pay 2025	Property Tax Detail	Penalty	2nd half penalty	\$445.80	\$445.80
2024 Pay 2025	Property Tax Detail	Tax	2nd half tax	\$2,789.53	\$2,789.53
2024 Pay 2025	Special Assessment Detail	Penalty	AUGLAIZE CO-AUGLAIZE RIVER 2nd half penalty	\$0.09	\$0.09
2024 Pay 2025	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH 2nd half penalty	\$62.35	\$62.35
2024 Pay 2025	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER 2nd half penalty	\$0.91	\$0.91
2024 Pay 2025	Special Assessment Detail	Tax	FLAT FORK CREEK DITCH 2nd half tax	\$296.91	\$296.91
2023 Pay 2024	Property Tax Detail	Penalty	1st half penalty	\$200.91	\$200.91
2023 Pay 2024	Property Tax Detail	Penalty	December interest	\$14.18	\$14.18
2023 Pay 2024	Property Tax Detail	Penalty	Prior year interest	\$48.61	\$0.00
2023 Pay 2024	Property Tax Detail	Penalty	Prior year penalty	\$1,306.56	\$0.00
2023 Pay 2024	Property Tax Detail	Penalty	PY Aug Interest	\$163.68	\$0.00
2023 Pay 2024	Property Tax Detail	Tax	1st half tax	\$2,009.07	\$2,009.07
2023 Pay 2024	Property Tax Detail	Tax	Prior year tax	\$0.00	\$0.00
2023 Pay 2024	Property Tax Detail	Tax	Prior year tax	\$4,014.37	\$4,014.37
2023 Pay 2024	Property Tax Detail	Tax	Prior year tax	\$8,429.40	\$8,083.75
2023 Pay 2024	Special Assessment Detail	Penalty	AUGLAIZE CO-AUGLAIZE RIVER 1st half penalty	\$0.08	\$0.08
2023 Pay 2024	Special Assessment Detail	Penalty	AUGLAIZE CO-AUGLAIZE RIVER Prior year interest	\$0.01	\$0.01
2023 Pay 2024	Special Assessment Detail	Penalty	AUGLAIZE CO-AUGLAIZE RIVER Prior year penalty	\$0.00	\$0.00
2023 Pay 2024	Special Assessment Detail	Penalty	AUGLAIZE CO-AUGLAIZE RIVER Prior year penalty	\$0.20	\$0.20
2023 Pay 2024	Special Assessment Detail	Penalty	AUGLAIZE CO-AUGLAIZE RIVER Prior year penalty	\$0.21	\$0.21
2023 Pay 2024	Special Assessment Detail	Penalty	AUGLAIZE CO-AUGLAIZE RIVER Prior year penalty	\$0.22	\$0.22
2023 Pay 2024	Special Assessment Detail	Penalty	AUGLAIZE CO-AUGLAIZE RIVER PY Aug Interest	\$0.04	\$0.04
2023 Pay 2024	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH 1st half penalty	\$24.74	\$24.74
2023 Pay 2024	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH December interest	\$1.43	\$1.43
2023 Pay 2024	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH Prior year interest	\$0.00	\$0.00
2023 Pay 2024	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH Prior year interest	\$6.98	\$6.98
2023 Pay 2024	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH Prior year interest	\$8.57	\$8.57
2023 Pay 2024	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH Prior year penalty	\$0.00	\$0.00
2023 Pay 2024	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH Prior year penalty	\$80.16	\$80.16
2023 Pay 2024	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH Prior year penalty	\$191.73	\$191.73
2023 Pay 2024	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH PY Aug Interest	\$28.86	\$28.86
2023 Pay 2024	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER 1st half penalty	\$1.42	\$1.42
2023 Pay 2024	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER December interest	\$0.03	\$0.03
2023 Pay 2024	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER Prior year interest	\$0.00	\$0.00
2023 Pay 2024	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER Prior year interest	\$0.02	\$0.02
2023 Pay 2024	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER Prior year interest	\$0.16	\$0.16
2023 Pay 2024	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER Prior year penalty	\$0.00	\$0.00
2023 Pay 2024	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER Prior year penalty	\$1.69	\$1.69
2023 Pay 2024	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER Prior year penalty	\$5.77	\$5.77
2023 Pay 2024	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER PY Aug Interest	\$0.54	\$0.54
2023 Pay 2024	Special Assessment Detail	Tax	AUGLAIZE CO-AUGLAIZE RIVER 1st half tax	\$0.75	\$0.75
2023 Pay 2024	Special Assessment Detail	Tax	AUGLAIZE CO-AUGLAIZE RIVER Prior year tax	\$0.00	\$0.00
2023 Pay 2024	Special Assessment Detail	Tax	AUGLAIZE CO-AUGLAIZE RIVER Prior year tax	\$1.00	\$1.00
2023 Pay 2024	Special Assessment Detail	Tax	AUGLAIZE CO-AUGLAIZE RIVER Prior year tax	\$2.00	\$2.00
2023 Pay 2024	Special Assessment Detail	Tax	FLAT FORK CREEK DITCH 1st half tax	\$247.43	\$247.43
2023 Pay 2024	Special Assessment Detail	Tax	FLAT FORK CREEK DITCH Prior year tax	\$0.00	\$0.00
2023 Pay 2024	Special Assessment Detail	Tax	FLAT FORK CREEK DITCH Prior year tax	\$420.63	\$420.63
2023 Pay 2024	Special Assessment Detail	Tax	FLAT FORK CREEK DITCH Prior year tax	\$1,237.14	\$1,237.14
2023 Pay 2024	Special Assessment Detail	Tax	JENNINGS CREEK SUEVER 1st half tax	\$14.17	\$14.17

PROPERTY RECORD CARD - TR 2

Tax Year	Type	Category	Description	Amount	Bal Due
2023 Pay 2024	Special Assessment Detail	Tax	JENNINGS CREEK SUEVER Prior year tax	\$0.00	\$0.00
2023 Pay 2024	Special Assessment Detail	Tax	JENNINGS CREEK SUEVER Prior year tax	\$5.00	\$5.00
2023 Pay 2024	Special Assessment Detail	Tax	JENNINGS CREEK SUEVER Prior year tax	\$27.50	\$27.50
2023 Pay 2024	Property Tax Detail	Penalty	2nd half penalty	\$421.91	\$421.91
2023 Pay 2024	Property Tax Detail	Tax	2nd half tax	\$2,009.07	\$2,009.07
2023 Pay 2024	Special Assessment Detail	Penalty	AUGLAIZE CO-AUGLAIZE RIVER 2nd half penalty	\$0.09	\$0.09
2023 Pay 2024	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH 2nd half penalty	\$51.95	\$51.95
2023 Pay 2024	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER 2nd half penalty	\$1.56	\$1.56
2023 Pay 2024	Special Assessment Detail	Tax	FLAT FORK CREEK DITCH 2nd half tax	\$247.43	\$247.43
2022 Pay 2023	Property Tax Detail	Penalty	1st half penalty	\$211.01	\$211.01
2022 Pay 2023	Property Tax Detail	Penalty	December interest	\$48.61	\$48.61
2022 Pay 2023	Property Tax Detail	Penalty	Prior year penalty	\$652.43	\$652.43
2022 Pay 2023	Property Tax Detail	Tax	1st half tax	\$2,110.12	\$2,110.12
2022 Pay 2023	Property Tax Detail	Tax	Prior year tax	\$4,014.37	\$4,014.37
2022 Pay 2023	Property Tax Detail	Tax	Prior year tax	\$4,209.16	\$4,209.16
2022 Pay 2023	Special Assessment Detail	Penalty	AUGLAIZE CO-AUGLAIZE RIVER 1st half penalty	\$0.10	\$0.10
2022 Pay 2023	Special Assessment Detail	Penalty	AUGLAIZE CO-AUGLAIZE RIVER December interest	\$0.01	\$0.01
2022 Pay 2023	Special Assessment Detail	Penalty	AUGLAIZE CO-AUGLAIZE RIVER Prior year penalty	\$0.20	\$0.20
2022 Pay 2023	Special Assessment Detail	Penalty	AUGLAIZE CO-AUGLAIZE RIVER Prior year penalty	\$0.21	\$0.21
2022 Pay 2023	Special Assessment Detail	Penalty	AUGLAIZE CO-AUGLAIZE RIVER Prior year penalty	\$0.22	\$0.22
2022 Pay 2023	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH 1st half penalty	\$24.74	\$24.74
2022 Pay 2023	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH December interest	\$8.57	\$8.57
2022 Pay 2023	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH Prior year interest	\$6.98	\$6.98
2022 Pay 2023	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH Prior year penalty	\$80.16	\$80.16
2022 Pay 2023	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH Prior year penalty	\$115.04	\$115.04
2022 Pay 2023	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER 1st half penalty	\$1.42	\$1.42
2022 Pay 2023	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER December interest	\$0.16	\$0.16
2022 Pay 2023	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER Prior year interest	\$0.02	\$0.02
2022 Pay 2023	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER Prior year penalty	\$1.69	\$1.69
2022 Pay 2023	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER Prior year penalty	\$2.79	\$2.79
2022 Pay 2023	Special Assessment Detail	Tax	AUGLAIZE CO-AUGLAIZE RIVER 1st half tax	\$1.00	\$1.00
2022 Pay 2023	Special Assessment Detail	Tax	AUGLAIZE CO-AUGLAIZE RIVER Prior year tax	\$1.00	\$1.00
2022 Pay 2023	Special Assessment Detail	Tax	AUGLAIZE CO-AUGLAIZE RIVER Prior year tax	\$2.00	\$2.00
2022 Pay 2023	Special Assessment Detail	Tax	FLAT FORK CREEK DITCH 1st half tax	\$247.43	\$247.43
2022 Pay 2023	Special Assessment Detail	Tax	FLAT FORK CREEK DITCH Prior year tax	\$420.63	\$420.63
2022 Pay 2023	Special Assessment Detail	Tax	FLAT FORK CREEK DITCH Prior year tax	\$742.28	\$742.28
2022 Pay 2023	Special Assessment Detail	Tax	JENNINGS CREEK SUEVER 1st half tax	\$14.17	\$14.17
2022 Pay 2023	Special Assessment Detail	Tax	JENNINGS CREEK SUEVER Prior year tax	\$5.00	\$5.00
2022 Pay 2023	Special Assessment Detail	Tax	JENNINGS CREEK SUEVER Prior year tax	\$13.33	\$13.33
2022 Pay 2023	Property Tax Detail	Penalty	2nd half penalty	\$443.12	\$443.12
2022 Pay 2023	Property Tax Detail	Tax	2nd half tax	\$2,110.12	\$2,110.12
2022 Pay 2023	Special Assessment Detail	Penalty	AUGLAIZE CO-AUGLAIZE RIVER 2nd half penalty	\$0.11	\$0.11
2022 Pay 2023	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH 2nd half penalty	\$51.95	\$51.95
2022 Pay 2023	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER 2nd half penalty	\$1.56	\$1.56
2022 Pay 2023	Special Assessment Detail	Tax	FLAT FORK CREEK DITCH 2nd half tax	\$247.43	\$247.43
2021 Pay 2022	Property Tax Detail	Penalty	1st half penalty	\$210.46	\$210.46
2021 Pay 2022	Property Tax Detail	Penalty	Prior year penalty	\$584.33	\$0.00
2021 Pay 2022	Property Tax Detail	Tax	1st half tax	\$2,104.58	\$2,104.58
2021 Pay 2022	Property Tax Detail	Tax	Prior year tax	\$3,361.74	\$0.00
2021 Pay 2022	Property Tax Detail	Tax	Prior year tax	\$4,014.37	\$4,014.37
2021 Pay 2022	Special Assessment Detail	Penalty	AUGLAIZE CO-AUGLAIZE RIVER 1st half penalty	\$0.10	\$0.10
2021 Pay 2022	Special Assessment Detail	Penalty	AUGLAIZE CO-AUGLAIZE RIVER Prior year penalty	\$0.20	\$0.20
2021 Pay 2022	Special Assessment Detail	Penalty	AUGLAIZE CO-AUGLAIZE RIVER Prior year penalty	\$0.22	\$0.22
2021 Pay 2022	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH 1st half penalty	\$37.11	\$37.11
2021 Pay 2022	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH Prior year interest	\$6.98	\$6.98
2021 Pay 2022	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH Prior year penalty	\$80.16	\$80.16
2021 Pay 2022	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH Prior year penalty	\$161.08	\$0.00
2021 Pay 2022	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER 1st half penalty	\$1.33	\$1.33
2021 Pay 2022	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER Prior year interest	\$0.02	\$0.02
2021 Pay 2022	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER Prior year penalty	\$1.69	\$1.69
2021 Pay 2022	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER Prior year penalty	\$4.03	\$0.00
2021 Pay 2022	Special Assessment Detail	Tax	AUGLAIZE CO-AUGLAIZE RIVER 1st half tax	\$1.00	\$1.00
2021 Pay 2022	Special Assessment Detail	Tax	AUGLAIZE CO-AUGLAIZE RIVER Prior year tax	\$2.00	\$2.00
2021 Pay 2022	Special Assessment Detail	Tax	FLAT FORK CREEK DITCH 1st half tax	\$371.14	\$371.14
2021 Pay 2022	Special Assessment Detail	Tax	FLAT FORK CREEK DITCH Prior year tax	\$420.63	\$420.63
2021 Pay 2022	Special Assessment Detail	Tax	FLAT FORK CREEK DITCH Prior year tax	\$1,039.20	\$0.00
2021 Pay 2022	Special Assessment Detail	Tax	JENNINGS CREEK SUEVER 1st half tax	\$13.33	\$13.33

PROPERTY RECORD CARD - TR 2

Tax Year	Type	Category	Description	Amount	Bal Due
2021 Pay 2022	Special Assessment Detail	Tax	JENNINGS CREEK SUEVER Prior year tax	\$5.00	\$5.00
2021 Pay 2022	Special Assessment Detail	Tax	JENNINGS CREEK SUEVER Prior year tax	\$19.17	\$0.00
2021 Pay 2022	Property Tax Detail	Penalty	2nd half penalty	\$441.97	\$441.97
2021 Pay 2022	Property Tax Detail	Tax	2nd half tax	\$2,104.58	\$2,104.58
2021 Pay 2022	Special Assessment Detail	Penalty	AUGLAIZE CO-AUGLAIZE RIVER 2nd half penalty	\$0.11	\$0.11
2021 Pay 2022	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH 2nd half penalty	\$77.93	\$77.93
2021 Pay 2022	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER 2nd half penalty	\$1.46	\$1.46
2021 Pay 2022	Special Assessment Detail	Tax	FLAT FORK CREEK DITCH 2nd half tax	\$371.14	\$371.14

Total:

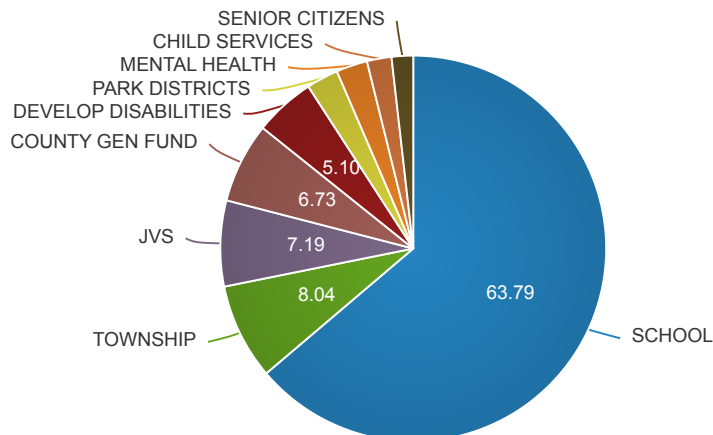
Tax Year	Amount	Bal Due
2024 Pay 2025	\$26,580.64	\$24,115.12
2023 Pay 2024	\$21,227.27	\$19,362.77
2022 Pay 2023	\$15,789.14	\$15,789.14
2021 Pay 2022	\$15,437.06	\$10,267.51

Property Tax Dollars

Owner: Agler Tom A Sr
Property Address : 1895 N Defiance Trl
 Spencerville Oh 45887
Total Appraised Value: \$811,200
Total Assessed Value: \$175,810
Estimated Yearly Taxes : \$46,273.40
Tax Credits
Non-Business/Rollback: (\$590.24)
Owner Occupied/Reduction: \$0.00
Homestead: \$0.00

Service	% Total	Per Year	Per Half Year	Per Day
COUNTY GEN FUND:	6.73%	\$3,114.00	\$1,557.00	\$8.53
SCHOOL:	63.79%	\$29,518.76	\$14,759.38	\$80.87
JVS:	7.19%	\$3,326.88	\$1,663.44	\$9.11
TOWNSHIP:	8.04%	\$3,720.38	\$1,860.19	\$10.19
CHILD SERVICES:	2.06%	\$951.46	\$475.73	\$2.61
PARK DISTRICTS:	2.67%	\$1,237.70	\$618.85	\$3.39
MENTAL HEALTH:	2.61%	\$1,210.02	\$605.01	\$3.32
DEVELOP DISABILITIES:	5.10%	\$2,360.32	\$1,180.16	\$6.47
SENIOR CITIZENS:	1.80%	\$833.88	\$416.94	\$2.28
Total	100%	\$46,273.40	\$23,136.70	\$126.78

Total Yearly Property Tax: \$46,273.40



PROPERTY RECORD CARD - TR 2

Tax Year	Payment Date	Paid By	Amount
2025 Pay 2026	2/4/2026		\$813.24
2025 Pay 2026	9/4/2025		\$1,065.52
2024 Pay 2025	5/29/2025		\$1,400.00
2024 Pay 2025	11/7/2024		\$1,065.52
2023 Pay 2024	7/2/2024		\$532.60
2023 Pay 2024	4/10/2024		\$266.38
2023 Pay 2024	4/10/2024		\$266.38
2023 Pay 2024	1/19/2024		\$266.38
2023 Pay 2024	12/5/2023		\$266.38
2023 Pay 2024	9/29/2023		\$266.38
2021 Pay 2022	7/20/2021		\$5,169.55
2020 Pay 2021	5/11/2021		\$189.50
2020 Pay 2021	4/2/2021		\$1,150.00
2020 Pay 2021	3/12/2021		\$94.75
2020 Pay 2021	2/1/2021		\$94.75
2020 Pay 2021	1/12/2021		\$189.50
2020 Pay 2021	11/13/2020		\$94.75
2020 Pay 2021	10/9/2020		\$94.75
2020 Pay 2021	9/11/2020		\$94.75
2020 Pay 2021	8/10/2020		\$94.75
2020 Pay 2021	7/13/2020		\$94.75

Total:

Tax Year	Amount
2025 Pay 2026	\$1,878.76
2024 Pay 2025	\$2,465.52
2023 Pay 2024	\$1,864.50
2021 Pay 2022	\$5,169.55
2020 Pay 2021	\$2,192.25

Photos

Property Photo 3



PROPERTY RECORD CARD - TR 2

Pay Your Taxes Online

Pay Taxes

No data available for the following modules: Buildings.

The Allen County Auditor's Office makes every effort to produce the most accurate property valuation and tax information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. All data is subject to change.

| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 4/21/2026, 7:48:15 AM](#)

Contact Us

Developed by
 **SCHNEIDER**
GEOSPATIAL

PROPERTY RECORD CARD - TR 3

Summary

Parcel Number: **35-1900-04-001.005**
 Map Number:
 Location Address: 11737 ZION CHURCH RD
 SPENCERVILLE OH 45887
 Acres: 10.58
 Legal Description: PT SE1/4 RTS 05-03-19
 (Note: Not to be used on legal documents.)
 Land Use: 199 - Other agr. use qual CAUV
 (Note: Land Use is for valuation purposes only. Consult the local jurisdiction for zoning and legal use.)
 Neighborhood: 03700 - Amanda Twp
 City: UNINCORPORATED
 Township: AMANDA TWP
 School District: 209 SPENCERVILLE LSD
 Homestead Reduction: No
 Owner Occupancy Credit: No
 Tax Set: SPENCERVILLE L. S. D.
 Deferred Ag Charges: N
 Forclosed Flag: N
 2.5% Reduction: N
 Other Assessments: Y
 Contract Plan: Y
 Escrow Plan: N
 Bankruptcy: N
 ACH Plan: N
 Certified Delinquent Year: 2018 Pay 2019
 (If there is a "Y" indicating Deferred Ag Charges, please call the Auditor's Office at 419-223-8520 for more information)

Owners

Owner Address	Tax Payer Address
AGLER TOM A SR 11737 ZION CHURCH RD SPENCERVILLE OH 45887	AGLER TOM & SHARON 11530 ZION CHURCH RD SPENCERVILLE OH 45887

Tax Rate

Full Tax Rate: 48.627000
 Effective Tax Rate: 35.454382
 Reduction Factor: 0.270891
 Non-Business Credit: 0.094693
 Owner Occupied Credit: 0.023673

Valuation

Assessed Year	2025	2024	2023	2022	2021
Land Value	\$110,800	\$110,800	\$85,200	\$85,200	\$85,200
CAUV Value	\$83,660	\$83,660	\$60,280	\$60,280	\$60,280
Land Exempt/Abatement	\$0	\$0	\$0	\$0	\$0
Improvements Value	\$23,000	\$23,000	\$17,700	\$17,700	\$17,700
Imp Exempt/Abatement	\$0	\$0	\$0	\$0	\$0
Total Value (Appraised 100%)	\$133,800	\$133,800	\$102,900	\$102,900	\$102,900
Land Value	\$38,780	\$38,780	\$29,820	\$29,820	\$29,820
CAUV Value	\$29,280	\$29,280	\$21,100	\$21,100	\$21,100
Improvements Value	\$8,050	\$8,050	\$6,200	\$6,200	\$6,200
Total Value (Assessed 35%)	\$37,330	\$37,330	\$27,300	\$27,300	\$27,300

Land

Land Type	Calculated Acres	Actual Frontage	Eff. Frontage	Depth
A9 - Waste	0.16	0	0	
A3 - Residual	3.9	0	0	
A5 - Tillable	5.52	0	0	
AH - Homesite	1	0	0	

Ag Soil

Soil Type	Land Usage	Land Type	Acres	Base Rate	CAUV Value (100%)
PMA PEWAMO SILTY CLAY LOAM 0-1% SL	C - Crop	ZC - ZC	3.49	3870	\$13,510
BOA BLOUNT SILT LOAM 0-2% SLOPES	C - Crop	ZC - ZC	2.03	2950	\$5,990
PMA PEWAMO SILTY CLAY LOAM 0-1% SL	O - Other	ZO - ZO	0.11		\$0
BOA BLOUNT SILT LOAM 0-2% SLOPES	O - Other	ZO - ZO	0.05		\$0
Total			5.68		\$19,500

PROPERTY RECORD CARD - TR 3

Improvements

Card 1

Improvement Code	Description	Length	Width	Total Area	Appraised Value (100%)
159	Mtl Pole Barn 3 Sides/Dirt	37	64	2,368	\$16,370
Total					\$16,370

Sales

Sale Date	Sale Price	Seller	Buyer	No. of Properties
5/2/2022	\$0	AGLER TOM A SR & SHARON G	AGLER TOM A SR	4
6/23/2006	\$0	**PARCEL RE-PLATTED	AGLER TOM A SR &	2
6/23/2006	\$0	AGLER BETTY JEAN	**PARCEL RE-PLATTED	2
4/14/2006	\$30,000	AGLER JAMIE D & TOMMY A JR	AGLER BETTY JEAN	1
8/26/2003	\$20,000	**PARCEL CREATED	AGLER JAMIE D & TOMMY A JR	1
8/26/2003	\$20,000	Unknown	**PARCEL CREATED	1

Recent Sales In Area

Sale date range:

From:

04/21/20

To:

04/21/20

Search Sales by Neighborhood

Distance:

1500

Units:

Feet



Search Sales by Distance

Tax Detail

Tax Year (click for detail)	Delinquent	1st Half	2nd Half	Total Due	Escrow Balance
2025 Pay 2026	\$5,492.01	\$728.58	\$649.83	\$6,870.42	
2024 Pay 2025	\$4,768.26	\$727.68	\$753.77	\$0.00	
2023 Pay 2024	\$3,517.81	\$579.77	\$622.14	\$0.00	
2022 Pay 2023	\$2,678.65	\$605.35	\$650.28	\$0.00	
2021 Pay 2022	\$1,355.28	\$630.93	\$679.34	\$0.00	
2020 Pay 2021				\$0.00	
2019 Pay 2020				\$0.00	
2018 Pay 2019				\$0.00	

Special Assessments

Special Assessments Project

(click for detail)

[12-160 - JENNINGS CREEK SUEVER](#)

[12-224 - FLAT FORK CREEK DITCH](#)

[13-824 - FLAT FORK CREEK DITCH 3 YRS](#)

Tax History

Detail:

Tax Year	Type	Category	Description	Amount	Bal Due
2024 Pay 2025	Property Tax Detail	Penalty	1st half penalty	\$59.23	\$0.00
2024 Pay 2025	Property Tax Detail	Penalty	December interest	\$32.97	\$32.97
2024 Pay 2025	Property Tax Detail	Penalty	Prior year interest	\$2.63	\$2.63
2024 Pay 2025	Property Tax Detail	Penalty	Prior year penalty	\$143.25	\$143.25
2024 Pay 2025	Property Tax Detail	Penalty	PY Aug Interest	\$8.54	\$8.54
2024 Pay 2025	Property Tax Detail	Tax	1st half tax	\$592.30	\$276.53
2024 Pay 2025	Property Tax Detail	Tax	Prior year tax	\$924.28	\$924.28
2024 Pay 2025	Property Tax Detail	Tax	Prior year tax	\$2,983.88	\$2,983.88
2024 Pay 2025	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH 1st half penalty	\$6.09	\$6.09
2024 Pay 2025	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH December interest	\$3.97	\$3.97
2024 Pay 2025	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH Prior year interest	\$0.49	\$0.49
2024 Pay 2025	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH Prior year interest	\$10.42	\$10.42
2024 Pay 2025	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH Prior year penalty	\$15.74	\$15.74

PROPERTY RECORD CARD - TR 3

Tax Year	Type	Category	Description	Amount	Bal Due
2024 Pay 2025	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH Prior year penalty	\$62.86	\$62.86
2024 Pay 2025	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH PY Aug Interest	\$1.63	\$1.63
2024 Pay 2025	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER 1st half penalty	\$0.83	\$0.83
2024 Pay 2025	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER December interest	\$0.79	\$0.79
2024 Pay 2025	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER Prior year interest	\$0.47	\$0.47
2024 Pay 2025	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER Prior year interest	\$2.70	\$2.70
2024 Pay 2025	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER Prior year penalty	\$2.98	\$2.98
2024 Pay 2025	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER PY Aug Interest	\$0.64	\$0.64
2024 Pay 2025	Special Assessment Detail	Tax	FLAT FORK CREEK DITCH 1st half tax	\$60.90	\$60.90
2024 Pay 2025	Special Assessment Detail	Tax	FLAT FORK CREEK DITCH Prior year tax	\$101.49	\$101.49
2024 Pay 2025	Special Assessment Detail	Tax	FLAT FORK CREEK DITCH Prior year tax	\$411.03	\$411.03
2024 Pay 2025	Special Assessment Detail	Tax	JENNINGS CREEK SUEVER 1st half tax	\$8.33	\$8.33
2024 Pay 2025	Special Assessment Detail	Tax	JENNINGS CREEK SUEVER Prior year tax	\$14.17	\$14.17
2024 Pay 2025	Special Assessment Detail	Tax	JENNINGS CREEK SUEVER Prior year tax	\$43.33	\$43.33
2024 Pay 2025	Property Tax Detail	Penalty	2nd half penalty	\$86.88	\$86.88
2024 Pay 2025	Property Tax Detail	Tax	2nd half tax	\$592.30	\$592.30
2024 Pay 2025	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH 2nd half penalty	\$12.79	\$12.79
2024 Pay 2025	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER 2nd half penalty	\$0.91	\$0.91
2024 Pay 2025	Special Assessment Detail	Tax	FLAT FORK CREEK DITCH 2nd half tax	\$60.89	\$60.89
2023 Pay 2024	Property Tax Detail	Penalty	1st half penalty	\$46.21	\$46.21
2023 Pay 2024	Property Tax Detail	Penalty	December interest	\$2.63	\$2.63
2023 Pay 2024	Property Tax Detail	Penalty	Prior year interest	\$8.37	\$0.00
2023 Pay 2024	Property Tax Detail	Penalty	Prior year penalty	\$347.76	\$0.00
2023 Pay 2024	Property Tax Detail	Tax	1st half tax	\$462.14	\$462.14
2023 Pay 2024	Property Tax Detail	Tax	Prior year tax	\$3,091.92	\$2,983.88
2023 Pay 2024	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH 1st half penalty	\$5.08	\$5.08
2023 Pay 2024	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH December interest	\$0.49	\$0.49
2023 Pay 2024	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH Prior year interest	\$0.00	\$0.00
2023 Pay 2024	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH Prior year interest	\$1.76	\$1.76
2023 Pay 2024	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH Prior year interest	\$2.74	\$2.74
2023 Pay 2024	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH Prior year penalty	\$0.00	\$0.00
2023 Pay 2024	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH Prior year penalty	\$23.53	\$23.53
2023 Pay 2024	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH Prior year penalty	\$39.33	\$39.33
2023 Pay 2024	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH PY Aug Interest	\$5.92	\$5.92
2023 Pay 2024	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER 1st half penalty	\$1.42	\$1.42
2023 Pay 2024	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER December interest	\$0.19	\$0.19
2023 Pay 2024	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER PY Aug Interest	\$0.28	\$0.28
2023 Pay 2024	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER PY Aug Interest	\$2.70	\$2.70
2023 Pay 2024	Special Assessment Detail	Tax	FLAT FORK CREEK DITCH 1st half tax	\$50.75	\$50.75
2023 Pay 2024	Special Assessment Detail	Tax	FLAT FORK CREEK DITCH Prior year tax	\$0.00	\$0.00
2023 Pay 2024	Special Assessment Detail	Tax	FLAT FORK CREEK DITCH Prior year tax	\$157.31	\$157.31
2023 Pay 2024	Special Assessment Detail	Tax	FLAT FORK CREEK DITCH Prior year tax	\$253.72	\$253.72
2023 Pay 2024	Special Assessment Detail	Tax	JENNINGS CREEK SUEVER 1st half tax	\$14.17	\$14.17
2023 Pay 2024	Special Assessment Detail	Tax	JENNINGS CREEK SUEVER Prior year tax	\$43.33	\$43.33
2023 Pay 2024	Property Tax Detail	Penalty	2nd half penalty	\$97.04	\$97.04
2023 Pay 2024	Property Tax Detail	Tax	2nd half tax	\$462.14	\$462.14
2023 Pay 2024	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH 2nd half penalty	\$10.66	\$10.66
2023 Pay 2024	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER 2nd half penalty	\$1.56	\$1.56
2023 Pay 2024	Special Assessment Detail	Tax	FLAT FORK CREEK DITCH 2nd half tax	\$50.74	\$50.74
2022 Pay 2023	Property Tax Detail	Penalty	1st half penalty	\$48.54	\$48.54
2022 Pay 2023	Property Tax Detail	Penalty	December interest	\$11.18	\$11.18
2022 Pay 2023	Property Tax Detail	Penalty	Prior year penalty	\$150.07	\$150.07
2022 Pay 2023	Property Tax Detail	Tax	1st half tax	\$485.39	\$485.39
2022 Pay 2023	Property Tax Detail	Tax	Prior year tax	\$968.26	\$968.26
2022 Pay 2023	Property Tax Detail	Tax	Prior year tax	\$1,152.88	\$1,152.88
2022 Pay 2023	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH 1st half penalty	\$5.08	\$5.08
2022 Pay 2023	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH December interest	\$1.76	\$1.76
2022 Pay 2023	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH Prior year interest	\$2.74	\$2.74
2022 Pay 2023	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH Prior year penalty	\$23.53	\$23.53
2022 Pay 2023	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH Prior year penalty	\$23.59	\$23.59
2022 Pay 2023	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER 1st half penalty	\$1.42	\$1.42
2022 Pay 2023	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER December interest	\$0.16	\$0.16
2022 Pay 2023	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER Prior year interest	\$0.22	\$0.22
2022 Pay 2023	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER Prior year penalty	\$2.77	\$2.77
2022 Pay 2023	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER Prior year penalty	\$2.79	\$2.79
2022 Pay 2023	Special Assessment Detail	Tax	FLAT FORK CREEK DITCH 1st half tax	\$50.75	\$50.75
2022 Pay 2023	Special Assessment Detail	Tax	FLAT FORK CREEK DITCH Prior year tax	\$152.23	\$152.23

PROPERTY RECORD CARD - TR 3

Tax Year	Type	Category	Description	Amount	Bal Due
2022 Pay 2023	Special Assessment Detail	Tax	FLAT FORK CREEK DITCH Prior year tax	\$157.31	\$157.31
2022 Pay 2023	Special Assessment Detail	Tax	JENNINGS CREEK SUEVER 1st half tax	\$14.17	\$14.17
2022 Pay 2023	Special Assessment Detail	Tax	JENNINGS CREEK SUEVER Prior year tax	\$13.33	\$13.33
2022 Pay 2023	Special Assessment Detail	Tax	JENNINGS CREEK SUEVER Prior year tax	\$15.83	\$15.83
2022 Pay 2023	Property Tax Detail	Penalty	2nd half penalty	\$101.93	\$101.93
2022 Pay 2023	Property Tax Detail	Tax	2nd half tax	\$485.39	\$485.39
2022 Pay 2023	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH 2nd half penalty	\$10.66	\$10.66
2022 Pay 2023	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER 2nd half penalty	\$1.56	\$1.56
2022 Pay 2023	Special Assessment Detail	Tax	FLAT FORK CREEK DITCH 2nd half tax	\$50.74	\$50.74
2021 Pay 2022	Property Tax Detail	Penalty	1st half penalty	\$48.41	\$48.41
2021 Pay 2022	Property Tax Detail	Penalty	Prior year penalty	\$47.29	\$0.00
2021 Pay 2022	Property Tax Detail	Tax	1st half tax	\$484.13	\$484.13
2021 Pay 2022	Property Tax Detail	Tax	Prior year tax	\$472.88	\$0.00
2021 Pay 2022	Property Tax Detail	Tax	Prior year tax	\$1,152.88	\$1,152.88
2021 Pay 2022	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH 1st half penalty	\$7.61	\$7.61
2021 Pay 2022	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH Prior year interest	\$2.74	\$2.74
2021 Pay 2022	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH Prior year penalty	\$10.66	\$0.00
2021 Pay 2022	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH Prior year penalty	\$23.53	\$23.53
2021 Pay 2022	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER 1st half penalty	\$1.33	\$1.33
2021 Pay 2022	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER Prior year interest	\$0.22	\$0.22
2021 Pay 2022	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER Prior year penalty	\$2.77	\$2.77
2021 Pay 2022	Special Assessment Detail	Tax	FLAT FORK CREEK DITCH 1st half tax	\$76.12	\$76.12
2021 Pay 2022	Special Assessment Detail	Tax	FLAT FORK CREEK DITCH Prior year tax	\$106.56	\$0.00
2021 Pay 2022	Special Assessment Detail	Tax	FLAT FORK CREEK DITCH Prior year tax	\$157.31	\$157.31
2021 Pay 2022	Special Assessment Detail	Tax	JENNINGS CREEK SUEVER 1st half tax	\$13.33	\$13.33
2021 Pay 2022	Special Assessment Detail	Tax	JENNINGS CREEK SUEVER Prior year tax	\$15.83	\$15.83
2021 Pay 2022	Property Tax Detail	Penalty	2nd half penalty	\$101.66	\$101.66
2021 Pay 2022	Property Tax Detail	Tax	2nd half tax	\$484.13	\$484.13
2021 Pay 2022	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH 2nd half penalty	\$15.98	\$15.98
2021 Pay 2022	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER 2nd half penalty	\$1.46	\$1.46
2021 Pay 2022	Special Assessment Detail	Tax	FLAT FORK CREEK DITCH 2nd half tax	\$76.11	\$76.11

Total:		
Tax Year	Amount	Bal Due
2024 Pay 2025	\$6,249.71	\$5,874.71
2023 Pay 2024	\$5,183.89	\$4,719.72
2022 Pay 2023	\$3,934.28	\$3,934.28
2021 Pay 2022	\$3,302.94	\$2,665.55

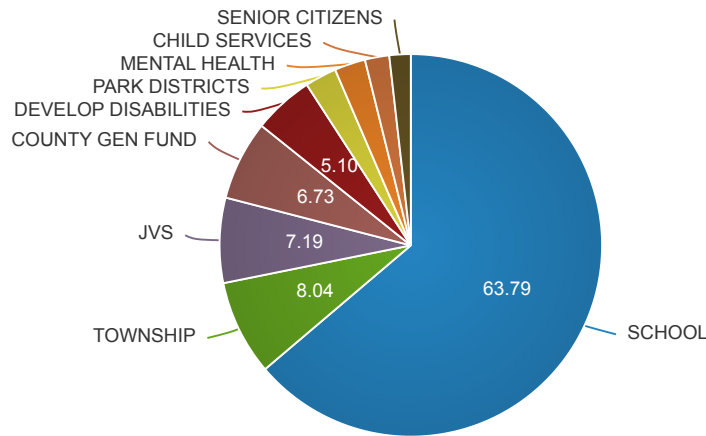
Property Tax Dollars

PROPERTY RECORD CARD - TR 3

Owner: Agler Tom A Sr
Property Address : 11737 Zion Church Rd
 Spencerville Oh 45887
Total Appraised Value: \$133,800
Total Assessed Value: \$37,330
Estimated Yearly Taxes : \$11,027.86
Tax Credits
Non-Business/Rollback: (\$125.32)
Owner Occupied/Reduction: \$0.00
Homestead: \$0.00

Service	% Total	Per Year	Per Half Year	Per Day
COUNTY GEN FUND:	6.73%	\$742.14	\$371.07	\$2.03
SCHOOL:	63.79%	\$7,034.90	\$3,517.45	\$19.27
JVS:	7.19%	\$792.88	\$396.44	\$2.17
TOWNSHIP:	8.04%	\$886.64	\$443.32	\$2.43
CHILD SERVICES:	2.06%	\$226.74	\$113.37	\$0.62
PARK DISTRICTS:	2.67%	\$294.96	\$147.48	\$0.81
MENTAL HEALTH:	2.61%	\$288.36	\$144.18	\$0.79
DEVELOP DISABILITIES:	5.10%	\$562.52	\$281.26	\$1.54
SENIOR CITIZENS:	1.80%	\$198.72	\$99.36	\$0.54
Total	100%	\$11,027.86	\$5,513.93	\$30.21

Total Yearly Property Tax: \$11,027.86



Payment History

Detail:			
Tax Year	Payment Date	Paid By	Amount
2025 Pay 2026	2/4/2026		\$265.24
2025 Pay 2026	9/4/2025		\$265.24
2024 Pay 2025	5/29/2025		\$375.00
2023 Pay 2024	7/2/2024		\$132.62
2023 Pay 2024	4/10/2024		\$66.31
2023 Pay 2024	4/10/2024		\$66.31
2023 Pay 2024	1/19/2024		\$66.31
2023 Pay 2024	12/5/2023		\$66.31
2023 Pay 2024	9/29/2023		\$66.31
2021 Pay 2022	7/26/2021		\$637.39
2020 Pay 2021	5/11/2021		\$75.30
2020 Pay 2021	4/2/2021		\$658.49
2020 Pay 2021	3/12/2021		\$37.65
2020 Pay 2021	2/1/2021		\$37.65
2020 Pay 2021	1/12/2021		\$75.30
2020 Pay 2021	11/13/2020		\$37.65
2020 Pay 2021	10/9/2020		\$37.65
2020 Pay 2021	9/11/2020		\$37.65
2020 Pay 2021	8/10/2020		\$37.65

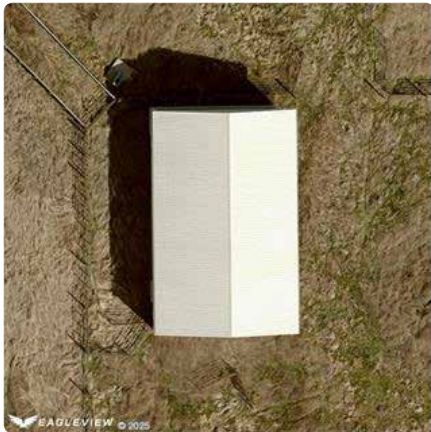
PROPERTY RECORD CARD - TR 3

Tax Year	Payment Date	Paid By	Amount
2020 Pay 2021	7/13/2020		\$37.65

Total:

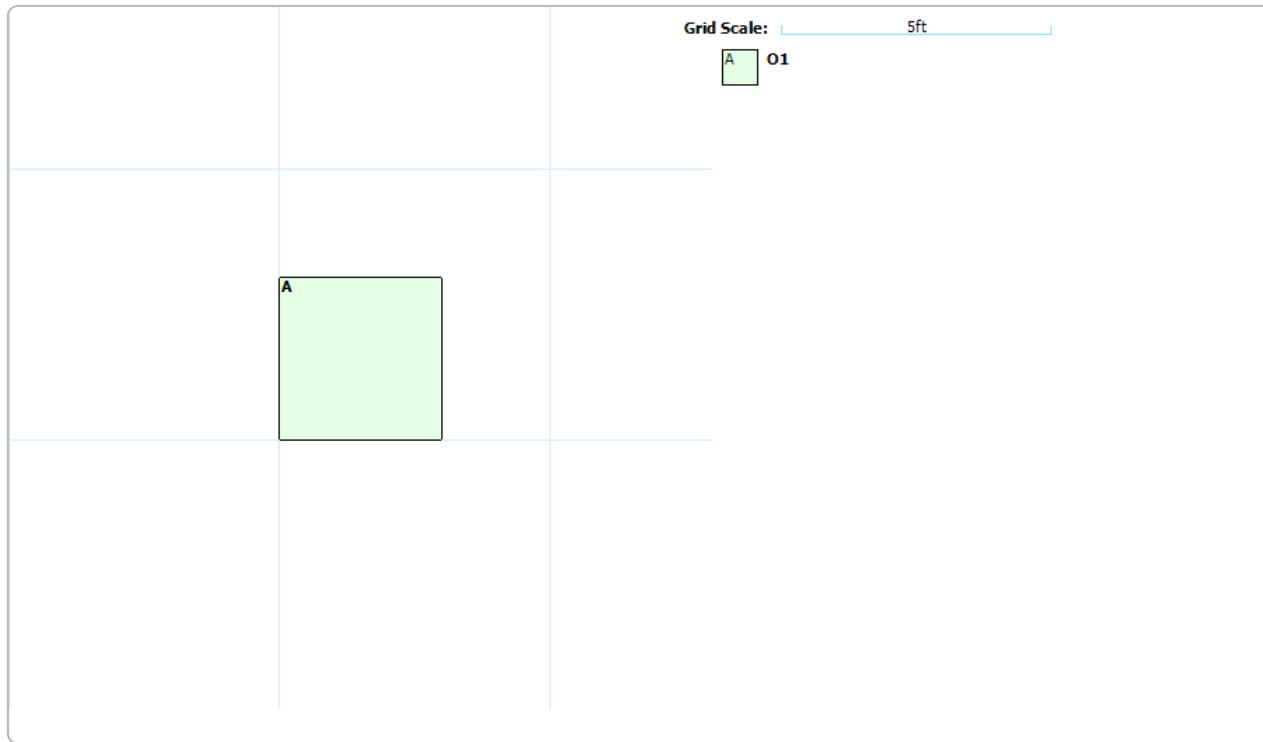
Tax Year	Amount
2025 Pay 2026	\$530.48
2024 Pay 2025	\$375.00
2023 Pay 2024	\$464.17
2021 Pay 2022	\$637.39
2020 Pay 2021	\$1,072.64

Photos



Sketches

PROPERTY RECORD CARD - TR 3



A	ATTIC	FQ	FULL LIVING QUARTERS WITH HALF LIVING QUARTERS	SFRA	STORY FRAME ADDITION
AA	ATTIC ADDITION	HQ	HALF LIVING QUARTERS	WDDK	WOOD DECK
AFCP	ATTACHED FRAME CARPORT	MSDK	MASONRY DECK		
AFG	ATTACHED FRAME GARAGE	O	OUTBUILDING		
AFGFQ	ATTACHED FRAME GARAGE WITH FULL QUARTERS	OPF	OPEN FRAME PORCH		
B	BASEMENT	OMP	OPEN MASONRY PORCH		
BA	BASEMENT ADDITION	OPMF	OPEN PATIO MASONRY FLOORING		
BSG	BASEMENT GARAGE	SBRA	STORY BRICK ADDITION		
EFP	ENCLOSED FRAME PORCH	SFP	SCREEN FRAME PORCH		

Pay Your Taxes Online

Pay Taxes

No data available for the following modules: Dwellings, Buildings, Additions.

The Allen County Auditor's Office makes every effort to produce the most accurate property valuation and tax information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. All data is subject to change.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 4/21/2026, 7:48:15 AM

Contact Us

Developed by
 SCHNEIDER
 GEOSPATIAL

PROPERTY RECORD CARD - TR 4

Summary

Parcel Number: **35-1900-01-004.000**
 Map Number:
 Location Address: 11530 ZION CHURCH RD
 SPENCERVILLE OH 45887
 Acres: 0.75
 Legal Description: PT NE1/4 RTS 05-03-19
 (Note: Not to be used on legal documents.)
 Land Use: 511 - Single family Dwlg Unplat 0-09
 (Note: Land Use is for valuation purposes only. Consult the local jurisdiction for zoning and legal use.)
 Neighborhood: 03700 - Amanda Twp
 City: UNINCORPORATED
 Township: AMANDA TWP
 School District: 209 SPENCERVILLE LSD
 Homestead Reduction: No
 Owner Occupancy Credit: Yes
 Tax Set: SPENCERVILLE L. S. D.
 Deferred Ag Charges: N
 Forclosed Flag: N
 2.5% Reduction: Y
 Other Assessments: Y
 Contract Plan: Y
 Escrow Plan: N
 Bankruptcy: N
 ACH Plan: N
 Certified Delinquent Year: 2018 Pay 2019
 (If there is a "Y" indicating Deferred Ag Charges, please call the Auditor's Office at 419-223-8520 for more information)

Owners

Owner Address	Tax Payer Address
AGLER TOM A SR 11530 ZION CHURCH RD SPENCERVILLE OH 45887	AGLER TOM A SR 11530 ZION CHURCH RD SPENCERVILLE OH 45887

Tax Rate

Full Tax Rate: 48.627000
 Effective Tax Rate: 35.454382
 Reduction Factor: 0.270891
 Non-Business Credit: 0.094693
 Owner Occupied Credit: 0.023673

Valuation

Assessed Year	2025	2024	2023	2022	2021
Land Value	\$28,900	\$28,900	\$22,200	\$22,200	\$22,200
CAUV Value	\$0	\$0	\$0	\$0	\$0
Land Exempt/Abatement	\$0	\$0	\$0	\$0	\$0
Improvements Value	\$97,900	\$97,900	\$75,300	\$75,300	\$75,300
Imp Exempt/Abatement	\$0	\$0	\$0	\$0	\$0
Total Value (Appraised 100%)	\$126,800	\$126,800	\$97,500	\$97,500	\$97,500
Land Value	\$10,120	\$10,120	\$7,770	\$7,770	\$7,770
CAUV Value	\$0	\$0	\$0	\$0	\$0
Improvements Value	\$34,270	\$34,270	\$26,360	\$26,360	\$26,360
Total Value (Assessed 35%)	\$44,390	\$44,390	\$34,130	\$34,130	\$34,130

Land

Land Type	Calculated Acres	Actual Frontage	Eff. Frontage	Depth
A9 - Waste	0.06	0	0	
AH - Homesite	0.69	0	0	

PROPERTY RECORD CARD - TR 4

Dwellings

Card	001	Exterior Wall	Frame/Siding
Number of Stories	1	Heating	Base
Style	Conventional	Cooling	None
Year Built	1964	Fireplace	No
Year Remodeled	0	Basement	Crawl
Rooms	5	Attic	None
Bedrooms	3	AtticArea	0
Full Baths	1	Finished Living Area	1224
Half Baths	0	First Floor Area	1224
Basement Garages	0	Upper Floor Area	0
Condition	Average	Half Floor Area	0
Grade	C	Finished Basement Area	0
		Total Basement Area	0

Additions

Card 1

Addition Code	Description	Base Area
ST1	Stoop Masonry	20
GR1	Garage Frame	644
PR1	Porch Frame - Open	240

Sales

Sale Date	Sale Price	Seller	Buyer	No. of Properties
5/2/2022	\$0	AGLER TOM A SR & SHARON	AGLER TOM A SR	4
6/2/2008	\$0	AGLER TOM A SR	AGLER TOM A SR & SHARON	1
1/30/1990	\$0	Unknown	AGLER TOM A SR	0

Recent Sales In Area

Sale date range:

From:

To:

Distance:

Units:

Tax Detail

Tax Year (click for detail)	Delinquent	1st Half	2nd Half	Total Due	Escrow Balance
<input type="checkbox"/> 2025 Pay 2026	\$4,797.92	\$787.90	\$693.77	\$6,279.59	
<input type="checkbox"/> 2024 Pay 2025	\$3,977.40	\$776.54	\$791.83	\$0.00	
<input type="checkbox"/> 2023 Pay 2024	\$2,852.18	\$645.36	\$683.31	\$0.00	
<input type="checkbox"/> 2022 Pay 2023	\$2,304.87	\$694.09	\$736.91	\$0.00	
<input type="checkbox"/> 2021 Pay 2022	\$858.19	\$696.92	\$735.44	\$0.00	
<input type="checkbox"/> 2020 Pay 2021				\$0.00	
<input type="checkbox"/> 2019 Pay 2020				\$0.00	
<input type="checkbox"/> 2018 Pay 2019				\$0.00	

Special Assessments

Special Assessments Project

(click for detail)

12-160 - JENNINGS CREEK SUEVER

12-224 - FLAT FORK CREEK DITCH

Tax History

Detail:

Tax Year	Type	Category	Description	Amount	Bal Due
2024 Pay 2025	Property Tax Detail	Penalty	1st half penalty	\$68.56	\$0.00
2024 Pay 2025	Property Tax Detail	Penalty	December interest	\$39.20	\$39.20
2024 Pay 2025	Property Tax Detail	Penalty	Prior year interest	\$7.80	\$7.80

PROPERTY RECORD CARD - TR 4

Tax Year	Type	Category	Description	Amount	Bal Due
2024 Pay 2025	Property Tax Detail	Penalty	Prior year penalty	\$174.38	\$174.38
2024 Pay 2025	Property Tax Detail	Penalty	PY Aug Interest	\$8.65	\$8.65
2024 Pay 2025	Property Tax Detail	Tax	1st half tax	\$685.62	\$354.18
2024 Pay 2025	Property Tax Detail	Tax	Prior year tax	\$1,125.04	\$1,125.04
2024 Pay 2025	Property Tax Detail	Tax	Prior year tax	\$2,780.29	\$2,528.01
2024 Pay 2025	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH 1st half penalty	\$1.20	\$1.20
2024 Pay 2025	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH December interest	\$0.36	\$0.36
2024 Pay 2025	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH Prior year interest	\$0.02	\$0.02
2024 Pay 2025	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH Prior year interest	\$0.83	\$0.83
2024 Pay 2025	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH Prior year penalty	\$2.10	\$2.10
2024 Pay 2025	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH PY Aug Interest	\$0.07	\$0.07
2024 Pay 2025	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER 1st half penalty	\$0.83	\$0.83
2024 Pay 2025	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER December interest	\$0.49	\$0.49
2024 Pay 2025	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER Prior year interest	\$0.02	\$0.02
2024 Pay 2025	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER Prior year interest	\$0.72	\$0.72
2024 Pay 2025	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER Prior year penalty	\$2.98	\$2.98
2024 Pay 2025	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER PY Aug Interest	\$0.06	\$0.06
2024 Pay 2025	Special Assessment Detail	Tax	FLAT FORK CREEK DITCH 1st half tax	\$12.00	\$12.00
2024 Pay 2025	Special Assessment Detail	Tax	FLAT FORK CREEK DITCH Prior year tax	\$10.00	\$10.00
2024 Pay 2025	Special Assessment Detail	Tax	FLAT FORK CREEK DITCH Prior year tax	\$30.00	\$30.00
2024 Pay 2025	Special Assessment Detail	Tax	JENNINGS CREEK SUEVER 1st half tax	\$8.33	\$8.33
2024 Pay 2025	Special Assessment Detail	Tax	JENNINGS CREEK SUEVER Prior year tax	\$14.17	\$14.17
2024 Pay 2025	Special Assessment Detail	Tax	JENNINGS CREEK SUEVER Prior year tax	\$32.50	\$32.50
2024 Pay 2025	Property Tax Detail	Penalty	2nd half penalty	\$103.98	\$103.98
2024 Pay 2025	Property Tax Detail	Tax	2nd half tax	\$685.62	\$685.62
2024 Pay 2025	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH 2nd half penalty	\$1.32	\$1.32
2024 Pay 2025	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER 2nd half penalty	\$0.91	\$0.91
2023 Pay 2024	Property Tax Detail	Penalty	1st half penalty	\$56.25	\$56.25
2023 Pay 2024	Property Tax Detail	Penalty	December interest	\$2.66	\$2.66
2023 Pay 2024	Property Tax Detail	Penalty	Prior year interest	\$13.98	\$0.00
2023 Pay 2024	Property Tax Detail	Penalty	Prior year penalty	\$375.72	\$0.00
2023 Pay 2024	Property Tax Detail	Penalty	PY Aug Interest	\$0.00	\$0.00
2023 Pay 2024	Property Tax Detail	Penalty	PY Aug Interest	\$5.14	\$5.14
2023 Pay 2024	Property Tax Detail	Penalty	PY Aug Interest	\$47.07	\$0.00
2023 Pay 2024	Property Tax Detail	Tax	1st half tax	\$562.52	\$562.52
2023 Pay 2024	Property Tax Detail	Tax	Prior year tax	\$844.41	\$844.41
2023 Pay 2024	Property Tax Detail	Tax	Prior year tax	\$2,424.12	\$1,935.88
2023 Pay 2024	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH 1st half penalty	\$1.00	\$1.00
2023 Pay 2024	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH December interest	\$0.02	\$0.02
2023 Pay 2024	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH Prior year interest	\$0.03	\$0.03
2023 Pay 2024	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH Prior year interest	\$0.18	\$0.18
2023 Pay 2024	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH Prior year penalty	\$2.04	\$0.00
2023 Pay 2024	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH Prior year penalty	\$5.25	\$0.00
2023 Pay 2024	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH PY Aug Interest	\$0.62	\$0.62
2023 Pay 2024	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER 1st half penalty	\$1.42	\$1.42
2023 Pay 2024	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER December interest	\$0.02	\$0.02
2023 Pay 2024	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER Prior year interest	\$0.02	\$0.02
2023 Pay 2024	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER Prior year interest	\$0.16	\$0.16
2023 Pay 2024	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER Prior year penalty	\$1.69	\$0.00
2023 Pay 2024	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER Prior year penalty	\$5.77	\$0.00
2023 Pay 2024	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER PY Aug Interest	\$0.54	\$0.54
2023 Pay 2024	Special Assessment Detail	Tax	FLAT FORK CREEK DITCH 1st half tax	\$10.00	\$10.00
2023 Pay 2024	Special Assessment Detail	Tax	FLAT FORK CREEK DITCH Prior year tax	\$5.00	\$5.00
2023 Pay 2024	Special Assessment Detail	Tax	FLAT FORK CREEK DITCH Prior year tax	\$25.00	\$25.00
2023 Pay 2024	Special Assessment Detail	Tax	JENNINGS CREEK SUEVER 1st half tax	\$14.17	\$14.17
2023 Pay 2024	Special Assessment Detail	Tax	JENNINGS CREEK SUEVER Prior year tax	\$5.00	\$5.00
2023 Pay 2024	Special Assessment Detail	Tax	JENNINGS CREEK SUEVER Prior year tax	\$27.50	\$27.50
2023 Pay 2024	Property Tax Detail	Penalty	2nd half penalty	\$118.13	\$118.13
2023 Pay 2024	Property Tax Detail	Tax	2nd half tax	\$562.52	\$562.52
2023 Pay 2024	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH 2nd half penalty	\$1.10	\$1.10
2023 Pay 2024	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER 2nd half penalty	\$1.56	\$1.56
2022 Pay 2023	Property Tax Detail	Penalty	1st half penalty	\$60.68	\$60.68
2022 Pay 2023	Property Tax Detail	Penalty	December interest	\$13.98	\$13.98
2022 Pay 2023	Property Tax Detail	Penalty	Prior year penalty	\$187.61	\$187.61
2022 Pay 2023	Property Tax Detail	Tax	1st half tax	\$606.82	\$606.82
2022 Pay 2023	Property Tax Detail	Tax	Prior year tax	\$844.41	\$844.41
2022 Pay 2023	Property Tax Detail	Tax	Prior year tax	\$1,210.48	\$1,210.48

PROPERTY RECORD CARD - TR 4

Tax Year	Type	Category	Description	Amount	Bal Due
2022 Pay 2023	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH 1st half penalty	\$1.00	\$1.00
2022 Pay 2023	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH December interest	\$0.18	\$0.18
2022 Pay 2023	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH Prior year interest	\$0.03	\$0.03
2022 Pay 2023	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH Prior year penalty	\$2.04	\$2.04
2022 Pay 2023	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH Prior year penalty	\$3.15	\$3.15
2022 Pay 2023	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER 1st half penalty	\$1.42	\$1.42
2022 Pay 2023	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER December interest	\$0.16	\$0.16
2022 Pay 2023	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER Prior year interest	\$0.02	\$0.02
2022 Pay 2023	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER Prior year penalty	\$1.69	\$1.69
2022 Pay 2023	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER Prior year penalty	\$2.79	\$2.79
2022 Pay 2023	Special Assessment Detail	Tax	FLAT FORK CREEK DITCH 1st half tax	\$10.00	\$10.00
2022 Pay 2023	Special Assessment Detail	Tax	FLAT FORK CREEK DITCH Prior year tax	\$5.00	\$5.00
2022 Pay 2023	Special Assessment Detail	Tax	FLAT FORK CREEK DITCH Prior year tax	\$15.00	\$15.00
2022 Pay 2023	Special Assessment Detail	Tax	JENNINGS CREEK SUEVER 1st half tax	\$14.17	\$14.17
2022 Pay 2023	Special Assessment Detail	Tax	JENNINGS CREEK SUEVER Prior year tax	\$5.00	\$5.00
2022 Pay 2023	Special Assessment Detail	Tax	JENNINGS CREEK SUEVER Prior year tax	\$13.33	\$13.33
2022 Pay 2023	Property Tax Detail	Penalty	2nd half penalty	\$127.43	\$127.43
2022 Pay 2023	Property Tax Detail	Tax	2nd half tax	\$606.82	\$606.82
2022 Pay 2023	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH 2nd half penalty	\$1.10	\$1.10
2022 Pay 2023	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER 2nd half penalty	\$1.56	\$1.56
2021 Pay 2022	Property Tax Detail	Penalty	1st half penalty	\$60.52	\$60.52
2021 Pay 2022	Property Tax Detail	Penalty	Prior year penalty	\$55.60	\$0.00
2021 Pay 2022	Property Tax Detail	Tax	1st half tax	\$605.24	\$605.24
2021 Pay 2022	Property Tax Detail	Tax	Prior year tax	\$555.96	\$0.00
2021 Pay 2022	Property Tax Detail	Tax	Prior year tax	\$844.41	\$844.41
2021 Pay 2022	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH 1st half penalty	\$1.50	\$1.50
2021 Pay 2022	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH Prior year interest	\$0.03	\$0.03
2021 Pay 2022	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH Prior year penalty	\$2.04	\$2.04
2021 Pay 2022	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER 1st half penalty	\$1.33	\$1.33
2021 Pay 2022	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER Prior year interest	\$0.02	\$0.02
2021 Pay 2022	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER Prior year penalty	\$1.69	\$1.69
2021 Pay 2022	Special Assessment Detail	Tax	FLAT FORK CREEK DITCH 1st half tax	\$15.00	\$15.00
2021 Pay 2022	Special Assessment Detail	Tax	FLAT FORK CREEK DITCH Prior year tax	\$5.00	\$5.00
2021 Pay 2022	Special Assessment Detail	Tax	JENNINGS CREEK SUEVER 1st half tax	\$13.33	\$13.33
2021 Pay 2022	Special Assessment Detail	Tax	JENNINGS CREEK SUEVER Prior year tax	\$5.00	\$5.00
2021 Pay 2022	Property Tax Detail	Penalty	2nd half penalty	\$127.09	\$127.09
2021 Pay 2022	Property Tax Detail	Tax	2nd half tax	\$605.24	\$605.24
2021 Pay 2022	Special Assessment Detail	Penalty	FLAT FORK CREEK DITCH 2nd half penalty	\$1.65	\$1.65
2021 Pay 2022	Special Assessment Detail	Penalty	JENNINGS CREEK SUEVER 2nd half penalty	\$1.46	\$1.46

Total:

Tax Year	Amount	Bal Due
2024 Pay 2025	\$5,798.05	\$5,145.77
2023 Pay 2024	\$5,120.61	\$4,180.85
2022 Pay 2023	\$3,735.87	\$3,735.87
2021 Pay 2022	\$2,902.11	\$2,290.55

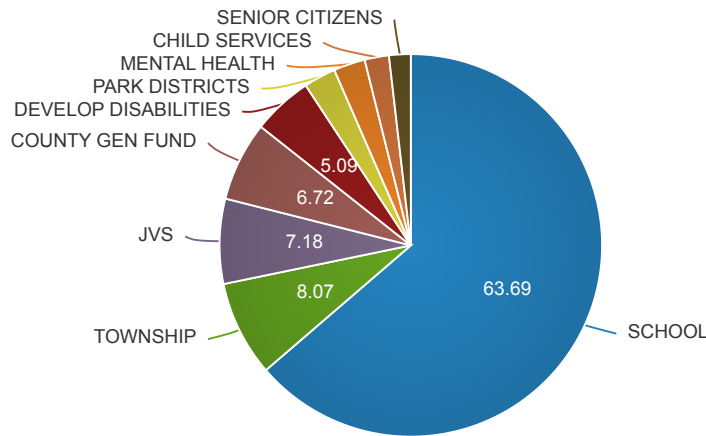
Property Tax Dollars

PROPERTY RECORD CARD - TR 4

Owner: Agler Tom A Sr
Property Address : 11530 Zion Church Rd
 Spencerville Oh 45887
Total Appraised Value: \$126,800
Total Assessed Value: \$44,390
Estimated Yearly Taxes : \$11,243.48
Tax Credits
Non-Business/Rollback: (\$149.02)
Owner Occupied/Reduction: (\$37.26)
Homestead: \$0.00

Service	% Total	Per Year	Per Half Year	Per Day
COUNTY GEN FUND:	6.72%	\$755.38	\$377.69	\$2.07
SCHOOL:	63.69%	\$7,160.46	\$3,580.23	\$19.62
JVS:	7.18%	\$807.00	\$403.50	\$2.21
TOWNSHIP:	8.07%	\$907.46	\$453.73	\$2.49
CHILD SERVICES:	2.05%	\$230.80	\$115.40	\$0.63
PARK DISTRICTS:	2.71%	\$304.76	\$152.38	\$0.83
MENTAL HEALTH:	2.66%	\$299.56	\$149.78	\$0.82
DEVELOP DISABILITIES:	5.09%	\$572.54	\$286.27	\$1.57
SENIOR CITIZENS:	1.83%	\$205.52	\$102.76	\$0.56
Total	100%	\$11,243.48	\$5,621.74	\$30.80

Total Yearly Property Tax: \$11,243.48



Payment History

Detail:			
Tax Year	Payment Date	Paid By	Amount
2025 Pay 2026	2/4/2026		\$252.28
2025 Pay 2026	9/4/2025		\$252.28
2024 Pay 2025	5/29/2025		\$400.00
2024 Pay 2025	11/7/2024		\$252.28
2023 Pay 2024	7/2/2024		\$189.21
2023 Pay 2024	4/10/2024		\$63.07
2023 Pay 2024	4/10/2024		\$63.07
2023 Pay 2024	1/19/2024		\$63.07
2023 Pay 2024	1/19/2024		\$63.07
2023 Pay 2024	1/19/2024		\$63.07
2023 Pay 2024	1/19/2024		\$63.07
2023 Pay 2024	11/6/2023		\$372.13
2021 Pay 2022	7/26/2021		\$611.56
2020 Pay 2021	5/11/2021		\$71.54
2020 Pay 2021	3/12/2021		\$35.77
2020 Pay 2021	2/22/2021		\$625.94
2020 Pay 2021	2/1/2021		\$35.77
2020 Pay 2021	1/12/2021		\$71.54
2020 Pay 2021	11/13/2020		\$35.77

PROPERTY RECORD CARD - TR 4

Tax Year	Payment Date	Paid By	Amount
2020 Pay 2021	10/9/2020		\$35.77
2020 Pay 2021	9/11/2020		\$35.77
2020 Pay 2021	8/10/2020		\$35.77
2020 Pay 2021	7/13/2020		\$35.77

Total:

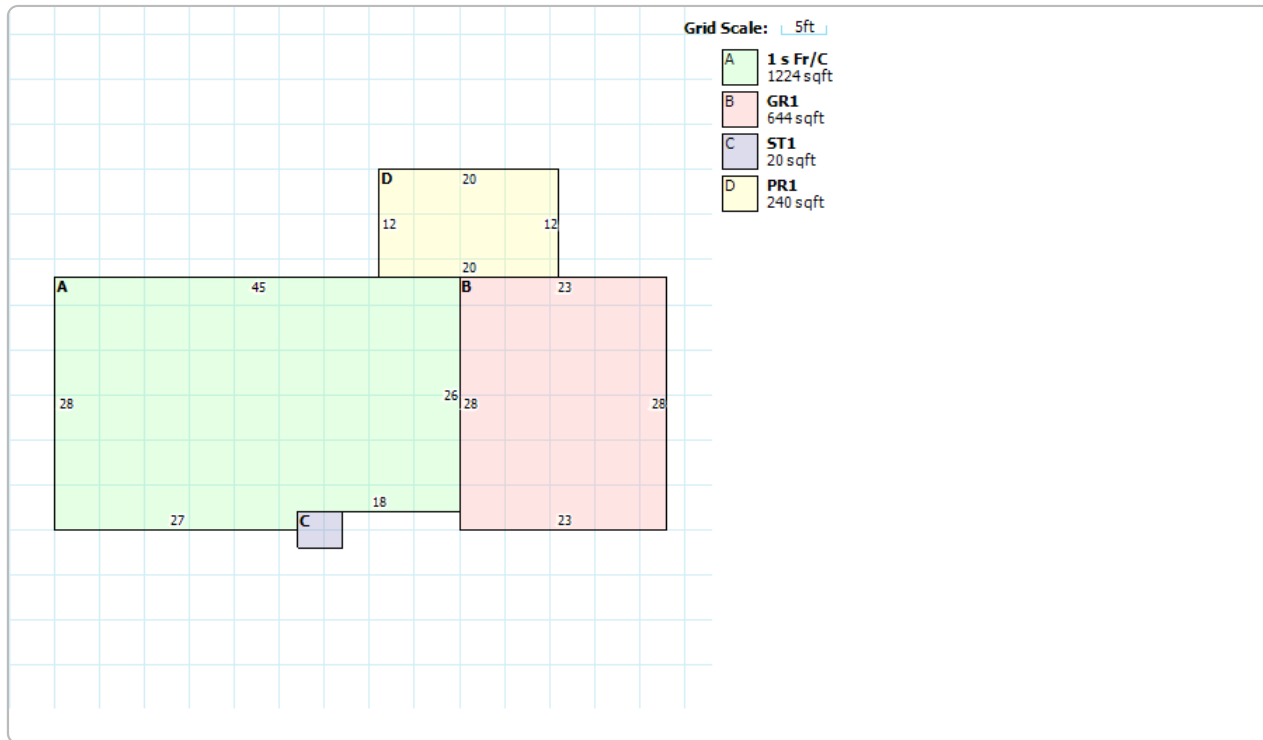
Tax Year	Amount
2025 Pay 2026	\$504.56
2024 Pay 2025	\$652.28
2023 Pay 2024	\$939.76
2021 Pay 2022	\$611.56
2020 Pay 2021	\$1,019.41

Photos



Sketches

PROPERTY RECORD CARD - TR 4



A	ATTIC	FQ	FULL LIVING QUARTERS WITH HALF LIVING QUARTERS	SFRA	STORY FRAME ADDITION
AA	ATTIC ADDITION	HQ	HALF LIVING QUARTERS	WDDK	WOOD DECK
AFCP	ATTACHED FRAME CARPORT	MSDK	MASONRY DECK		
AFG	ATTACHED FRAME GARAGE	O	OUTBUILDING		
AFGFQ	ATTACHED FRAME GARAGE WITH FULL QUARTERS	OPF	OPEN FRAME PORCH		
B	BASEMENT	OMP	OPEN MASONRY PORCH		
BA	BASEMENT ADDITION	OPMF	OPEN PATIO MASONRY FLOORING		
BSG	BASEMENT GARAGE	SBRA	STORY BRICK ADDITION		
EFP	ENCLOSED FRAME PORCH	SFP	SCREEN FRAME PORCH		

Pay Your Taxes Online

Pay Taxes

No data available for the following modules: Ag Soil, Buildings, Improvements.

The Allen County Auditor's Office makes every effort to produce the most accurate property valuation and tax information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. All data is subject to change.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 4/21/2026, 7:48:15 AM

Contact Us

Developed by
SCHNEIDER
GEOSPATIAL

PRELIMINARY TITLE WORK

PRELIMINARY TITLE WORK

File No: 18598380-TCM



First American Title™

American Land Title Association

Commitment for Title Insurance
2021 v.01.00 (07-01-2021)

ALTA COMMITMENT FOR TITLE INSURANCE
issued by
First American Title Insurance Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, First American Title Insurance Company (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.


If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

First American Title Insurance Company


Sally F. Tyler
President


Lisa W. Cornehl
Secretary

TALON TITLE AGENCY, LLC



BY: JEFFREY A. AUKER
AUTHORIZED SIGNATORY

INSURANCE FRAUD WARNING: ANY PERSON WHO, WITH INTENT TO DEFRAUD OR KNOWING THAT HE IS FACILITATING A FRAUD AGAINST AN INSURER, SUBMITS AN APPLICATION OR FILES A CLAIM CONTAINING A FALSE OR DECEPTIVE STATEMENT IS GUILTY OF FRAUD.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



PRELIMINARY TITLE WORK



American Land Title Association

Commitment for Title Insurance
2021 v.01.00 (07-01-2021)

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Talon Title Agency, LLC
Issuing Office: 570 Polaris Parkway, Ste 140
Westerville, OH 43082
Ph:(614) 818-0500 Fax:(614) 818-4599
Issuing Office's ALTA® Registry ID: 1063195
Issuing Office File Number: 18598380-TCM
Property Address: 11737 Zion Church Road, Spencerville, OH 45833, Zion Church Road, Spencerville, OH 45887,
1895 North Defiance Trail, Spencerville, OH 45887
Revision Number:

SCHEDULE A

1. Commitment Date: March 18, 2026, at 8:00 am
2. Policy to be issued: Proposed Policy Amount
 - (a) ALTA® OWNERS POLICY WITH STANDARD EXCEPTIONS
Proposed Insured: **SUCCESSFUL BIDDER AT JUDICIAL SALE**
 - (b) ALTA® LOAN POLICY
Proposed Insured:
3. The estate or interest in the Land at the Commitment Date is **Fee Simple**.
4. The Title is, at the Commitment Date, vested in:
Tom A. Agler Sr., who acquired title by deed of record in Volume 2006, Page 3585 and in Volume 2022, Page 5134, Recorder's Office, Allen County, Ohio (As to Parcel 1)
Tom A. Agler, Sr., who acquired title by deeds of record in Volume 2011, Page 6402 and in Volume 2008, Page 13339,, Recorder's Office, Allen County, Ohio (As to Parcel 2)
Tom A. Agler, Sr., who acquired title by deeds of record in Volume 2011, Page 6402 and in Volume 2008, Page 13339, Recorder's Office, Allen County, Ohio (As to Parcel 3)
5. The Land is described as follows: Situated in the Township of Amanda, County of Allen, State of Ohio
See attached Exhibit A

Talon Title Agency, LLC

By: Jeffrey A. Auker
AUTHORIZED SIGNATORY

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



PRELIMINARY TITLE WORK

File No: 18598380-TCM

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



PRELIMINARY TITLE WORK

File No: 18598380-TCM

SCHEDULE B, PART I REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - A. Deed from Master Commissioner or Sheriff of Allen County, Ohio to SUCCESSFUL BIDDER AT JUDICIAL SALE.
 - B. Satisfactory Release or Subordination of all liens shown in Schedule B, Part II.
5. Proper proceedings in a court of competent jurisdiction resulting in the sale and conveyance of caption premises.
6. The insured legal description must be approved by the Allen County Engineer's Office and attached to the instrument of conveyance prior to recording. NOTE: Failure to attach the County -Approved Legal description to the instrument of conveyance may create a substantial delay in recording.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



PRELIMINARY TITLE WORK

File No: 18598380-TCM

SCHEDULE B, PART II EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Rights of parties in possession of all or any part of the premises, including, but not limited to, easements, claims of easements or encumbrances that are not shown in the Public Records.
2. Any facts, rights, interests or claims not shown by the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof of the Land.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
4. Any lien or right to lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records
5. The lien, if any, of real estate taxes, assessments, and/or water and sewer charges, not yet due and payable or that are not shown as existing liens in the records of any taxing authority that levies taxes or assessments on real property or in the Public Records; including the lien for taxes, assessments, and/or water and sewer charges, which may be added to the tax rolls or tax bill after the effective date. The Company assumes no liability for the tax increases occasioned by the retroactive revaluation or changes in the Land usage.
6. Oil, gas, coal and other mineral interests together with the rights appurtenant thereto whether created by deed, lease, grant, reservation, severance, sufferance or exception.
7. Subject to any oil and/or gas lease, pipeline agreement, or other instrument related to the production or sale of oil or natural gas which may arise subsequent to Date of Policy. **(Note: This Exception will only appear on the Loan Policy)**
8. Special taxes or assessments approved, levied or enacted by the State, County, Municipality or similar taxing authority, but not yet certified to the tax duplicate of the County in which the land is situated, including but not limited to reassessment and recapture by way of CAUV, Homestead or other similar programs, or retroactive increases in the valuation of the land by the State, County, Municipality, Township or other taxing authority.
9. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
10. 2025 Tax Duplicate for Parcel Number 35-1900-04-001.005 (Parcel 1)

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



PRELIMINARY TITLE WORK

File No: 18598380-TCM

The first half tax in the amount of \$668.67, including current assessments, if any, is unpaid and delinquent.

The second half tax in the amount of \$649.83, including current assessments, if any, is due in the second half 2026 tax collection period

Total due to bring taxes current, including current tax due, assessments, delinquencies, penalties and interest, if any, is **\$5,492.01** **Includes prior delinquency. Contact Treasurer for total due.**

Assessed Values:

Land: \$38,780.00 Building/Improvement: \$8,050.00 Total: \$37,330.00 (CAUV)

Taxes and Assessments for subsequent years are undetermined, and constitute a lien, not yet due or payable.

Delinquent utility charges, weed cutting, and waste removal charges may become a lien on the subject property. No liability is assumed by the Company for ascertaining the status of these charges. The proposed insured is cautioned to obtain the current status of these payments.

NOTE: A search for uncertified special tax assessments has not been performed.

THE FOLLOWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY: The property as described in Schedule A is subject to an assessment for Jennings Creek Suever-Ongoing, of which \$12.50 has been included with the taxes for the First half of the year for 2025.

THE FOLLOWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY: The property as described in Schedule A is subject to an assessment for Flat Fork Creek Ditch-Ongoing, of which \$50.75/\$50.74 has been included with the taxes for the First/Last half of the year for 2025.

11. 2025 Tax Duplicate for Parcel Number 35-2000-03-002.000 (Parcel 2)

The first half tax in the amount of \$594.88, including current assessments, if any, is unpaid and delinquent.

The second half tax in the amount of \$592.68, including current assessments, if any, is due in the second half 2026 tax collection period.

Total due to bring taxes current, including current tax due, assessments, delinquencies, penalties and interest, if any, is **\$3,669.28**. **Includes prior delinquency. Contact Treasurer for total due.**

Assessed Values:

Land: \$36,930.00 Building/Improvement: \$0.00 Total: \$36,930.00 (CAUV)

Taxes and Assessments for subsequent years are undetermined, and constitute a lien, not yet due or payable.

Delinquent utility charges, weed cutting, and waste removal charges may become a lien on the subject property. No liability is assumed by the Company for ascertaining the status of these charges. The proposed insured is cautioned to obtain the current status of these payments.

NOTE: A search for uncertified special tax assessments has not been performed.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



PRELIMINARY TITLE WORK

File No: 18598380-TCM

THE FOLLOWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY: The property as described in Schedule A is subject to an assessment for Auglaize River, of which \$2.00 has been included with the taxes for the First half of the year for 2025.

12. 2025 Tax Duplicate for Parcel Number 35-1900-04-001.000 (Parcel 3)

The first half tax in the amount of \$3,109.62, including current assessments, if any, is unpaid and delinquent.

The second half tax in the amount of \$3,068.93, including current assessments, if any, is due in the second half 2026 tax collection period

Total due to bring taxes current, including current tax due, assessments, delinquencies, penalties and interest, if any, is **\$22,908.21. Includes prior delinquency. Contact Treasurer for total due.**

Assessed Values:

Land: \$196,140.00 Building/Improvement: \$87,780.00 Total: \$175,810.00 (CAUV)

Taxes and Assessments for subsequent years are undetermined, and constitute a lien, not yet due or payable.

Delinquent utility charges, weed cutting, and waste removal charges may become a lien on the subject property. No liability is assumed by the Company for ascertaining the status of these charges. The proposed insured is cautioned to obtain the current status of these payments.

NOTE: A search for uncertified special tax assessments has not been performed.

THE FOLLOWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY: The property as described in Schedule A is subject to an assessment for Jennings Creek Suever-Ongoing, of which \$12.50 has been included with the taxes for the First half of the year for 2025.

THE FOLLOWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY: The property as described in Schedule A is subject to an assessment for Flat Fork Creek Ditch-Ongoing, of which \$247.43 has been included with the taxes for the First/Last half of the year for 2025.

HE FOLLOWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY: The property as described in Schedule A is subject to an assessment for Auglaize River, of which \$2.00 has been included with the taxes for the First half of the year for 2025.

13. Future Tax Savings Recoupment, if any, pursuant to Section 5713.34 O.R.C. (Land Conversion from Agricultural Use)
14. Any inaccuracy in the area, square footage, or acreage of land described herein or on attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.
15. Rights of the public and of any governmental unit in any part of the land taken, used or deeded for street, road or highway purposes.
16. Easement of record in Lease Volume 38, Page 159.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



PRELIMINARY TITLE WORK

File No: 18598380-TCM

17. Easement of record in Lease Volume 46, Page 561.
18. Mortgage in the original amount of _____, and the terms, conditions, and provisions contained therein, executed by Tom A. Agler aka Tom A. Agler, Sr. and Sharon G. Agler, husband and wife to JPMorgan Chase Bank, NA, Lima Business Banking LPO, 121 W. High Street, 2nd Floor, Lima, Ohio 45801, recorded June 30, 2015 in Volume 2015, Page 6423. (As to Parcels 1 and 2 and additional premises)
19. Mortgage in the original amount of _____, and the terms, conditions, and provisions contained therein, executed by Tom A. Agler aka Tom A. Agler, Sr. a married man to JPMorgan Chase Bank, NA, Lima Business Banking LPO, 121 W. High Street, 2nd Floor, Lima, Ohio 45801, recorded June 30, 2015 in Volume 2015, Page 6424. (As to Parcel 3)
20. Mortgage in the original amount of _____, and the terms, conditions, and provisions contained therein, executed by Tom A. Agler aka Tom A. Agler, Sr., a married man, to JPMorgan Chase Bank, NA, Lima Business Banking LPO, 121 W. High Street, 2nd Floor, Lima, Ohio 45801, recorded August 18, 2015 in Volume 2015, Page 8342. (As to Parcel 1 by description and Parcel 3 by parcel number and address)
21. Mortgage in the original amount of _____, and the terms, conditions, and provisions contained therein, executed by Tom A. Agler, Sr and Sharon Agler aka Sharon G. Agler, husband and wife to Guaranty State Bank and Trust Company, P.O. Box 607, 201 S. Mill, Beloit, KS 67420, recorded December 19, 2016 in Volume 2016, Page 13632. (As to Parcels 1, 2, and 3 and additional premises)
22. Foreign Certificate of Judgment Against: Tom A. Agler, et al Creditor: SPG Advance, LLC Docketed: October 21, 2019 in the amount of: \$ _____, plus interest and costs Judgment No.: FJ 2019 0008 Attorney: Leann E. Covey.
23. Pending Case CV 2020 0080 filed by Co-Alliance LLP, 5250 E US Highway 36, Avon, IN 46123 against Thomas Agler, Sr., et al. on February 18, 2020, Court of Common Pleas, Allen County, Ohio. NOTE: Case closed.
24. Certificate of Judgment Against: Tom Agler, Sr. Creditor: United Equity Inc., 104 Main Street, Delphos, Ohio 45833 Docketed: February 10, 2022 in the amount of: _____, plus interest and costs Judgment No.: JD 2022 0064 Attorney: None noted.
25. Pending Case CV 2022 0219 filed by Northland Capital Financial Services LLC, 333 33rd Avenue South, Suite 100, St. Cloud MN 56301 vs Agler Livestock Trucking LLC and Tom A. Agler, Sr., on June 13, 2022. Attorney: Mark Sheriff. Consent Judgment filed on February 8, 2024. **Certificate of Judgment filed December 16, 2024, as noted below. JD 2024 0666.**
26. Foreign Judgment filed against Tom Agler, et al. by 501 Advance, LLC, on March 3, 2022 in Case FJ 2022 0003. Attorney: Yehudah A. Witkes.

Certificate of Judgment Against: Tom Agler, et al Creditor: 501 Advance, LLC, c/o Witkes Law Firm, LLC, PO Box 21760, South Euclid, Ohio 44121 Docketed: April 15, 2022 in the amount of: _____, plus interest and costs Judgment No.: JD 2022 0144 Attorney: Yehudah A. Witkes.
27. Entry for Judgment filed against Tom A. Agler, Sr., et al, by Fox Capital Group, Inc. on June 7, 2023 in Case No. FJ 2023 0003. Attorney: Jeffrey S. Berenholz. Notice of Garnishment filed September 9, 2024.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



PRELIMINARY TITLE WORK

File No: 18598380-TCM

28. Case CV 2021 0134 filed by JPMorgan Chase Bank, NA vs. Agler Livestock Trucking, LLC, et al. on May 6, 2021. Attorney: Thomas Merry. NOTE: Service complete on all parties.
29. Certificate of Judgment Against: Agler Livestock Trucking LLC, et al. Creditor: JPMorgan Chase Bank NA Docketed: May 19, 2021 in the amount of: plus interest and costs Judgment No.: JD 2021 0308 Attorney: Thomas Merry
30. INTENTIONALLY OMITTED BY RELEASE.
31. Certificate of Judgment Against: Sharon Agler Creditor: Nationwide Mutual Insurance Company Docketed: January 24, 2022 in the amount of Judgment No. JD 2022 0038. Attorney: Steve Elizar.
32. Certificate of Judgment Against: Tom A. Agler, Sr., et al Creditor: Northland Capital Financial Services LLC Docketed: December 16, 2024 in the amount of: , plus interest and costs Judgment No.: JG 2024 0666 Attorney: None noted.

THIS COMMITMENT OR FORECLOSURE GUARANTEE COMMITMENT IS FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY OR ITS POLICY ISSUING AGENT SOLELY FOR THE ISSUANCE OF A POLICY OR POLICIES OF TITLE INSURANCE OF FIRST AMERICAN TITLE INSURANCE COMPANY, THIS COMMITMENT IS NOT AN ABSTRACT OR AN OPINION OF TITLE, LIABILITY UNDER THIS COMMITMENT IS DEFINED BY AND LIMITED TO THE TERMS AND CONDITIONS OF THIS COMMITMENT AND THE TITLE INSURANCE POLICY TO BE ISSUED, PERSONS AND ENTITIES NOT LISTED ABOVE AS PROPOSED INSURED'S ARE NOT ENTITLED TO RELY UPON THIS COMMITMENT FOR ANY PURPOSE.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



PRELIMINARY TITLE WORK

File No: 18598380-TCM

COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that under applicable law illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
 - b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
 - c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
 - d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
 - e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
 - f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
 - g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
 - i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
 - j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- a. the Notice;
 - b. the Commitment to Issue Policy;
 - c. the Commitment Conditions;
 - d. Schedule A;
 - e. Schedule B, Part I-Requirements; and
 - f. Schedule B, Part II-Exceptions; and
 - g. a counter-signature by the Company or its issuing agent that may be in electronic form.
4. **COMPANY'S RIGHT TO AMEND**
The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



PRELIMINARY TITLE WORK

5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I-Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

PRELIMINARY TITLE WORK

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



PRELIMINARY TITLE WORK



PRIVACY POLICY NOTICE

ATA National Title Group, LLC and its family of affiliated companies (collectively "ATA") respect the privacy of our customers' personal information. This Notice explains the ways in which we may collect and use personal information under the ATA Privacy Policy.

ATA, as an agent for First American Title Insurance Company, Old Republic Title Insurance, American Guaranty Title Insurance Company, Stewart Title Guaranty, Fidelity National Title Insurance Company and its family of companies, Westcor Land Title Insurance Company, WFG National Title Insurance Company, Farmland Title and DHI Title Insurance provides title insurance products and other settlement and escrow services to customers. The ATA Privacy Policy applies to all ATA customers, former customers and applicants.

What kinds of information we collect: Depending on the services you use, the types of information we may collect from you, your lender, attorney, real estate broker, public records or from other sources include:

- information from forms and applications for services, such as your name, address and telephone number
- information about your transaction,
- with closing, escrow, settlement or mortgage lending services or mortgage loan servicing, certain non-public personal information is provided to us in order to provide the services requested. and
- information about your transactions and experiences as a customer.

How we use and disclose this information: We use your information to provide you with the services, products and insurance that you, your lender, attorney, or real estate brokers have requested. We disclose information to our affiliates and unrelated companies as needed to carry out and service your transaction, to protect against fraud or unauthorized transactions, for institutional risk control, to provide information to government and law enforcement agencies and as otherwise permitted by law. As required to facilitate a transaction, we record documents that are part of your transaction in the public records as a legal requirement for real property notice purposes.

We do not share any nonpublic personal information we collect from you with unrelated companies for their own use.

We do not share any information regarding your transaction that we obtain from third parties (including credit report information) except as needed to enable your transaction.

We may disclose your name, address, email address, and property information to third-party companies that perform marketing services on our behalf, such as letter production and mailing. We may also share this information with financial service providers including insurance companies, banks, mortgage brokers, and credit institutions with whom we have joint marketing agreements.

Additionally, we may share your name, address, email address, and property information with companies that offer value-added or convenience services related to homeownership. These services are entirely optional, and you will only be enrolled if you affirmatively opt in with the provider. You will have the opportunity to review the service and make your selection directly with them.

How we protect your information: We maintain administrative, physical, electronic and procedural safeguards to guard your nonpublic personal information. We reinforce our privacy policy with our employees and our contractors. Joint marketers and third parties service providers who have access to nonpublic personal information to provide marketing or services on our behalf are required by contract to follow appropriate standards of security and confidentiality.

If you have any questions about this privacy statement or our practices at ATA, please write us at: **ATA National Title Group, LLC, 31440 Northwestern Highway, Ste. 225, Farmington Hills, Michigan 48334** or email us at legal_dept@atatitle.com or visit our website www.atatitle.com

(Effective June 2025)

PRELIMINARY TITLE WORK

Privacy Notice

Last Updated and Effective Date: December 1, 2025

First American Financial Corporation and its subsidiaries and affiliates (collectively, “First American,” “we,” “us,” or “our”) describe in our full privacy notice (“Notice”), which can be found at <https://www.firstam.com/privacy-policy/>, how we collect, use, store, sell or share your personal information when: (1) you access or use our websites, mobile applications, web-based applications, or other digital platforms where the Notice is posted (“Sites”); (2) you use our products and services (“Services”); (3) you communicate with us in any manner, including by e-mail, in-person, telephone, or other communication method (“Communications”); (4) we obtain your information from third parties, including service providers, business partners, and governmental departments and agencies (“Third Parties”); and (5) you interact with us to conduct business dealings, such as the personal information we obtain from business partners and service providers and contractors who provide us certain business services (“B2B”). This shortened form of the Notice describes some of the terms contained in the full Privacy Notice. Personal information is sometimes also referred to as personal data, personally identifiable information or other like terms to mean any information that directly or indirectly identifies you or is reasonably capable of being associated with you or your household. However, certain types of information are not personal information and thus, not within the scope of our Notice, such as: (1) publicly available information; and (2) de-identified and aggregated data that is not capable of identifying you. If we use de-identified or aggregated data, we commit to maintain and use the information in a non-identifiable form and not attempt to reidentify the information, unless required or permitted by law.

This Notice applies wherever it is posted. To the extent a First American subsidiary or affiliate has different privacy practices, such entity shall have their own privacy statement posted as applicable.

Please note that this Notice does **not** apply to any information we collect from job candidates and employees. Our employee and job candidate privacy notice can be found [here](#).

What Type Of Personal Information Do We Collect About You? We collect a variety of categories of personal information about you. To learn more about the categories of personal information we collect, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Collect Your Personal Information? We collect your personal information: (1) directly from you; (2) automatically when you interact with us; and (3) from other parties, including business parties and affiliates.

How Do We Use Your Personal Information? We may use your personal information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, complying with relevant laws and our policies, and handling a claim. To learn more about how we may use your personal information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Disclose Your Personal Information? We may disclose your personal information, including to subsidiaries, affiliates, and to unaffiliated parties, such as service providers and contractors: (1) with your consent; (2) in a business transfer; and (3) for legal process and protection. Although we do not “sell” your information in the traditional sense, the definition of “sale” is broad under the CCPA that some disclosures of your information to third parties may be considered a “sale” or “sharing” for targeted advertising. To learn more about how we disclose your personal information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Store and Protect Your Personal Information? The security of your personal information is important to us. We take all commercially reasonable steps to make sure your personal information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your personal information.

How Long Do We Keep Your Personal Information? We keep your personal information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

Your Choices We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and disclosure of your personal information. You can learn more about your choices by visiting <https://www.firstam.com/privacy-policy/>.

International Jurisdictions: Our Services are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Services from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your information in accordance with the Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Services, and your agreements with us.


Changes to Our Notice: We may change the Notice from time to time. Any and all changes to the Notice will be reflected on this page and in the full Notice, and where appropriate provided in person or by another electronic method.

Your continued use, access, or interaction with OUR SERVICES or your continued communications with us after this NOTICE HAS BEEN PROVIDED TO YOU will REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THE NOTICE.

For California Residents If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018, as amended by the California Privacy Rights Act and its implementing regulations. To learn more, please visit <https://www.firstam.com/privacy-policy/>.

Contact Us: dataprivacy@firstam.com or toll free at 1-866-718-0097.

PRELIMINARY TITLE WORK

 First American Title	Judicial Commitment Endorsement
	ISSUED BY First American Title Insurance Company
	POLICY NUMBER 5020739-0001572e

Attached to Policy No.: **5020739-0001572e**

File No.: **18598380-TCM**

The Policy Amount to be issued referred to in item 2 of Schedule A shall be _____ or the amount of the successful bid at judicial sale, whichever is greater.

As required under Ohio Revised Code §2329.191(C), the street address of the real estate is:

**11530 - 11737 Zion Church Road, Spencerville, OH 45833, Zion Church Road, Spencerville, OH 45887, vacant land fronting Zion Church Road with Defiance Trail to the West and Dogleg Road to the East
1895 North Defiance Trail, Spencerville, OH 45887**

Notwithstanding any provision to the contrary, all liability and obligation under the Commitment shall cease and terminate thirty (30) days after the recordation of the deed by the officer who makes the sale to the successful bidder at judicial sale, pursuant to Ohio Revised Code §2329.191(C).

This endorsement is issued as part of the Commitment. Except as it expressly states, it does not (i) modify any of the terms and provisions of the Commitment, (ii) modify any prior endorsements, (iii) extend the Date of Commitment, or (iv) increase the Amount of Insurance. To the extent a provision of the Commitment or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the Commitment and of any prior endorsements.

First American Title Insurance Company



Dennis J. Gilmore, President



Greg L. Smith, Secretary

COUNTERSIGNED:
TALON TITLE AGENCY, LLC



By: Jeffrey A. Auken
AUTHORIZED SIGNATORY

PRELIMINARY TITLE WORK



First American Title

FINAL JUDICIAL REPORT

First American Title Insurance Company

PRELIMINARY JUDICIAL No.: **5007339-0043116e**

Premium Amount: \$50.00

Guaranteed Party Name: JPMorgan Chase Bank, NA
121 W High Street, 2nd Floor
Lima, Ohio 45801

In the Case of: JPMorgan Chase Bank, N.A.

Against: Agler Livestock Trucking, LLC, et al

Case Number: CV 2021 0134 - Filed May 6, 2021

An examination of the record title from the Effective Date of the Preliminary Judicial Report, any Supplemental Judicial Report or Final Judicial Report dated November 11, 2024, Order No. 18598380-TCMA has been made to the date hereof and the Company finds the following matters of record:

1. 2025 Tax Duplicate for Parcel Number 35-1900-01-004.000 (Parcel 1)

The first half tax in the amount of \$718.52, including current assessments, if any, is unpaid and delinquent.

The second half tax in the amount of \$693.77, including current assessments, if any, is due in the second half 2026 tax collection period

Total due to bring taxes current, including current tax due, assessments, delinquencies, penalties and interest, if any, is **\$4,797.92. Includes prior delinquency. Contact Treasurer for total due.**

Assessed Values:

Land: \$10,120.00 Building/Improvement: \$34,270.00 Total: \$44,390.00

Taxes and Assessments for subsequent years are undetermined, and constitute a lien, not yet due or payable.

Delinquent utility charges, weed cutting, and waste removal charges may become a lien on the subject property. No liability is assumed by the Company for ascertaining the status of these charges. The proposed insured is cautioned to obtain the current status of these payments.

NOTE: A search for uncertified special tax assessments has not been performed.

THE FOLLOWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY: The property as described in Schedule A is subject to an assessment for Jennings Creek Suever-Ongoing, of which \$12.50 has been included with the taxes for the First half of the year for 2025.

THE FOLLOWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY: The property as described in Schedule A is subject to an assessment for Flat Fork Creek Ditch-Ongoing, of which \$10.00 has been included with the taxes for the First half of the year for 2025.

2. Mortgage in the original amount of _____ and the terms, conditions, and provisions contained therein,

PRELIMINARY TITLE WORK

executed by Tom A. Agler aka Tom A. Agler, Sr. and Sharon G. Agler, husband and wife to JPMorgan Chase Bank, NA, Lima Business Banking LPO, 121 W. High Street, 2nd Floor, Lima, Ohio 45801, recorded June 30, 2015 in Volume 2015, Page 6423.

3. Mortgage in the original amount of _____ and the terms, conditions, and provisions contained therein, executed by Tom A. Agler, Sr and Sharon Agler aka Sharon G. Agler, husband and wife to Guaranty State Bank and Trust Company, P.O. Box 607, 201 S. Mill, Beloit, KS 67420, recorded December 19, 2016 in Volume 2016, Page 13632.
4. Foreign Certificate of Judgment Against: Tom A. Agler, et al Creditor: SPG Advance, LLC Docketed: October 21, 2019 in the amount of: _____ plus interest and costs Judgment No.: FJ 2019 0008 Attorney: Leann E. Covey.
5. Pending Case CV 2020 0080 filed by Co-Alliance LLP, 5250 E US Highway 36, Avon, IN 46123 against Thomas Agler, Sr., et al. on February 18, 2020, Court of Common Pleas, Allen County, Ohio. NOTE: Case closed.
6. Certificate of Judgment Against: Tom Agler, Sr. Creditor: United Equity Inc., 104 Main Street, Delphos, Ohio 45833 Docketed: February 10, 2022 in the amount of: _____, plus interest and costs Judgment No.: JD 2022 0064 Attorney: None noted.
7. Pending Case CV 2022 0219 filed by Northland Capital Financial Services LLC, 333 33rd Avenue South, Suite 100, St. Cloud MN 56301 vs Agler Livestock Trucking LLC and Tom A. Agler, Sr., on June 13, 2022. Attorney: Mark Sheriff. Consent Judgment filed on February 8, 2024. Certificate of Judgment filed December 16, 2024, as noted below. JD 2024 0666.
8. Foreign Judgment filed against Tom Agler, et al. by 501 Advance, LLC, on March 3, 2022 in Case FJ 2022 0003. Attorney: Yehudah A. Witkes.

Certificate of Judgment Against: Tom Agler, et al Creditor: 501 Advance, LLC, c/o Witkes Law Firm, LLC, PO Box 21760, South Euclid, Ohio 44121 Docketed: April 15, 2022 in the amount of: _____, plus interest and costs Judgment No.: JD 2022 0144 Attorney: Yehudah A. Witkes.
9. Entry for Judgment filed against Tom A. Agler, Sr., et al, by Fox Capital Group, Inc. on June 7, 2023 in Case No. FJ 2023 0003. Attorney: Jeffrey S. Berenholz. Notice of Garnishment filed September 9, 2024.
10. Case CV 2021 0134 filed by JPMorgan Chase Bank, NA vs. Agler Livestock Trucking, LLC, et al. on May 6, 2021. Attorney: Thomas Merry. NOTE: Service complete on all parties.
11. Certificate of Judgment Against: Agler Livestock Trucking LLC, et al. Creditor: JPMorgan Chase Bank NA Docketed: May 19, 2021 in the amount of _____ plus interest and costs Judgment No.: JD 2021 0308 Attorney: Thomas Merry
12. INTENTIONALLY OMITTED BY RELEASE.
13. Certificate of Judgment Against: Sharon Agler Creditor: Nationwide Mutual Insurance Company Docketed: January 24, 2022 in the amount of _____ Judgment No. JD 2022 0038. Attorney: Steve Elizar.
14. Certificate of Judgment Against: Tom A. Agler, Sr., et al Creditor: Northland Capital Financial Services LLC Docketed: December 16, 2024 in the amount of: _____ plus interest and costs Judgment No.: JG 2024 0666 Attorney: None noted.
15. Case No CV 2021 0134 filed May 6, 2021, set forth above.

A review of the proceedings in Case No. CV 2021 0134 Common Pleas Court, Allen County, Ohio has been made and the Company finds no record of said proceedings of service completed on the following parties:
NONE

-- End of Judicial Report --

PRELIMINARY TITLE WORK

Commonly Known As: 11530 Zion Church Road, Delphos, OH 45833

Tax Parcel ID: 35190001004000

The property address and tax parcel identification number listed herein are provided solely for informational purposes.

This examination is made for the use and benefit of the Guaranteed Party to said proceedings and purchaser at judicial sale thereunder and is further subject to the Exclusions from coverage, the Exceptions contained in Schedule B and the Conditions and Stipulations of the Preliminary Judicial Report, Final Judicial Report and any supplements related hereto.

Effective Date: March 18, 2026

First American Title Insurance Company


Sally F. Tyler
President


Lisa W. Cornehl
Secretary

COUNTERSIGNED:

Talon Title Agency, LLC



By: Jeffrey A. Auker

AUTHORIZED SIGNATORY

PHOTOS

PHOTOS

Tract 2



Tracts 2 & 3



PHOTOS

Tracts 2 & 3



Tracts 1 & 2



PHOTOS

Tract 3



Tracts 2 & 3



PHOTOS

Tract 2



Tract 2



PHOTOS

Tract 2



Tract 4



PHOTOS

Tract 4



Tract 2





Schrader Real Estate and Auction Company, Inc.
950 N Liberty Drive, PO Box 508, Columbia City, IN 46725
260.244.7606 or 800.451.2709
www.SchraderAuction.com

