

BLANCHARD TWP
NORTHERN SD

00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-020010.0000
B16

AGR
2025

sale

Eff Rate:- 47.59 — 37.57 — 37.86 — 37.72 — a/r

2022 THOMSON DANIEL J	2021-01-15
2023 THOMSON DANIEL J	2021-01-15
2024 THOMSON DANIEL J	2021-01-15
2025 THOMSON DANIEL J	2021-01-15 SE 1/4 SE 1/4 S4
0769 TR 165	12 60.00A
DUNKIRK OH 45836	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	60.0000	60.0000	60.0000	60.0000	
Land100%	320430	351340	351340	351340	351330
Bldg100%	32060	22060	22060	22060	22050
Totl100%	352490t	373400t	373400t	373400t	373380t
Cauv100%	94460	173660	173660	173660	173650
Tax Value:					
Land 35%	33060	60780	60780	60780	122970
Bldg 35%	11220	7720	7720	7720	7720
Totl 35%	44280t	68500t	68500t	68500t	130680t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1908.10	2329.60	2350.84	2341.28	
Cauv Sav	3408.12	2114.98	2134.30	2125.60	
Sp-Asmnt	192.96	235.12	201.84	390.50	

2027 HEACOCK FAMILY FARM LLC	2026-02-03
0769 TR 165	1WD
DUNKIRK OH 45836	

SHB+	CON	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1H	F/C	M		504		b	ADDTN
1	F/C	A		280		c	PORCH
	EFF	P		80	3200		

#: 009, L/W
010200090000 20.00a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
34	1	2026-02-03	HEACOCK FAMILY FARM LLC	1WD	600000	351340	22060
14	12	2021-01-15	THOMSON DANIEL J	12 *	0	320430	32060
443	4	2018-11-05	ALBERDING BETTY JEAN TRUS	4AF *	0	319830	29000
287	6	2006-07-07	RIZOR RUSSELL A & BETTY	6WD *	0	134940	17890

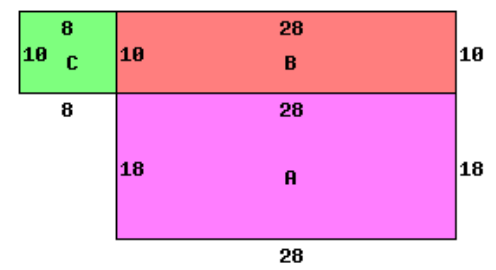
Year	Land	Bldg	Total	Net Tax
2021	33060	11220	44280	1918.22
2020	33060	11220	44280	1926.26

Project	ben acres	/	%	factor
921 BLANCHARD RIVER MAINT				XA/2023
500 HARDIN COUNTY LANDFILL				XA/2025
497 KEIPER JT DITCH - HANCOCK CO				XA/2015
468 STONE JOINT DITCH - HANCOCK				XA/2025
290 GRAPPY DITCH - BLANCHARD RIV				XA/2025

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0769 TR 165 45836

Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	1H	Sq-Ft Value
Floor Level	Main	FRAME 784 95800
	Part Upper	FRAME 504 26320
	Subtotal	122120
Metal	Roof	MABLE
	B 1 2 U A	
Plaster/Drywall	X X	Heating -1580
Floor/Pine	X X	Plumbing -3800
Number of Rooms	4 2	Extra Features 3200
Bedrooms	1 2	Total Value 119940
		PUB ELECTRIC
		PRIV WATER
		PRIV SEWER
		PUB PAVED ST/RD
		Neighborhood:
		Code: 100
		Dwl/Gar/NC% 1.2500

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1H F/C	1288			D+	OLD/VP		101950	.85	.50	9560
2 Flat Barn		36X69	2484		D	OLD/PR		23850	.80	.50	2390
4 Garage	*SV 0	20X20	400			OLD/AV		600			600
6 Pole Build		30X48	1440		C	2008AV		17280	.45		9500
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv					
C 1	BOA BLOUNT SILT LOAM 0-	30.1827	6030	182000	2660	80290					
C 2	BOB BLOUNT SILT LOAM, 2	6.0110	5770	34680	2360	14190					
C 52	PKA PEWAMO SICL 0-1% SL	17.4620	6490	113330	3560	62170					
W 52	PKA PEWAMO SICL 0-1% SL	1.1231	5370	6030	1670	1880					
C 51	WSTL WASTE LAND	2.4000	120	290	50	120					
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000					
980	ROAD ROAD	1.8212									
			60		351330	(100%)	173650	CAUV # 4457			
					122970	(35%)	60780				