

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 |

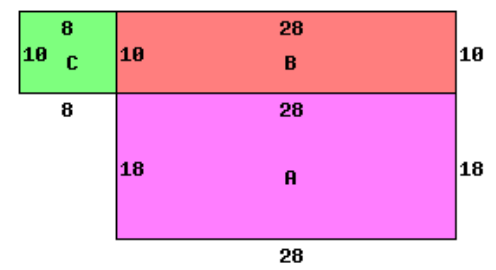
| Year | Land | Bldg | Total | Net Tax |
|------|-------|-------|-------|---------|
| 2021 | 33060 | 11220 | 44280 | 1918.22 |
| 2020 | 33060 | 11220 | 44280 | 1926.26 |

| 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 |

6

2

4



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 | | | | | |
| | | | | 122970 | (35%) | 60780 | | | | | |
| | | | | | | CAUV # 4457 | | | | | |