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AGR
2025

00010

sale

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			
	\$0				
DUNKIRK OH 45836					

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

Tax Year	2022	2023	2024	2025	2025	
Prop Cls	111	111	111	111	111	CAMA
Acres	60.0000	60.0000	60.0000	60.0000	60.0000	111
Land100%	320430	351340	351340	351340	173660	351330
Bldg100%	32060	22060	22060	22060	22060	24720
Totl100%	352490t	373400t	373400t	373400t	195710t	376050t
Cauv100%	94460	173660	173660	173660		17365t

2027 HEACOCK FAMILY FARM LLC
0769 TR 165
DUNKIRK OH 45836

2026-02-03
1WD

Tax Value:						
Land 35%	33060	60780	60780	60780	60780	122970
Bldg 35%	11220	7720	7720	7720	7720	8650
Totl 35%	44280t	68500t	68500t	68500t	68500t	131620t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	1908.10	2329.60	2350.84	2341.28	2341.28	
Cauv Sav	3408.12	2114.98	2134.30	2125.60		
Sp-Asmnt	192.96	235.12	201.84	390.50		

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

#: 009, L/W
0102000690000 20.00a

Sal#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:ldg
34	1	2026-02-03	HEACOCK FAMILY FARM LLC	1WD	600000	351340	22960
14	12	2021-01-15	THOMSON DANIEL J	12 *	0	320430	32660
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

p r o j e c t		ben acres	/ %	factor
21	BLANCHARD RIVER MAINT	XA/2023		
00	HARDIN COUNTY LANDFILL	XA/2025		
97	KEIPER JT DITCH - HANCOCK CO	XA/2015		
68	STONE JOINT DITCH - HANCOCK	XA/2025		
90	GRAPPY DITCH - BLANCHARD RIV	XA/2025		

0769	TR 165	45836
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Occupancy 1 Single Family

*DWELLING COMPUTATIONS

Story Height	1H			
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	-1500
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

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Neighborhood:
Code: 100
Dwl/Gar/NC% 1.6000
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	Bldg Type	SHB+Cons	DixHt	Area	Unit	Blt/Renov	Replace	Phy	Fnc	True	
		1H F/C	FtxFtx		Rate	Grade	Cond	Value	Dpr	Dpr	Value
1	DWELLING			1288		D+	OLD/VP	101950	.85	.50	122300
2	Flat Barn		36X69	2484		D	OLD/PR	23850	.80	.50	23900
4	Garage	*SV	20X20	400			OLD/AV	600			600
6	Pole Build		30X48	1440		C	2008/AV	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	

Call Back:

Sign: PSN Date: 2015-10-15 Lister:

01-020010.0000-v082020R