BLANCHARD TWP
NORTHERN SD 00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-020010.0000 AGR
B16 2026

sale

2023 THOMSON DANIEL J	2021-01-15	
2024 THOMSON DANIEL J	2021-01-15	
2025 THOMSON DANIEL J	2021-01-15	
2026 THOMSON DANIEL J	2021-01-15	SE 1/4 SE 1/4 S4
0769 TR 165	12	60.00A
	$0	
DUNKIRK OH 45836		

2028 HEACOCK FAMILY FARM LLC	2026-02-03	
0769 TR 165	1WD	
DUNKIRK OH 45836		

Eff Rate:– 37.57 — 37.86 — 37.71 — 37.72 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	60.0000	60.0000	60.0000	60.0000	60.0000			
Land100%	351340	351340	351340	351340		351340	509340	509340
Bldg100%	22060	22060	22060	22060		22060	24710	24720
Totl100%	373400t	373400t	373400t	373400t		373400t	534060t	534060t
Cauv100%	173660	173660	173660	173660		351340	509340	172750
Tax Value:								
Land 35%	60780	60780	60780	60780		60780	60460	178270
Bldg 35%	7720	7720	7720	7720		7720	8650	8650
Totl 35%	68500t	68500t	68500t	68500t		68500t	69110t	186920t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2329.60	2350.84	2341.28	2341.28	2341.28			
Cauv Sav	3408.12	2114.98	2134.30	2125.60				
Sp-Asmnt	235.12	201.84	390.50	390.50				

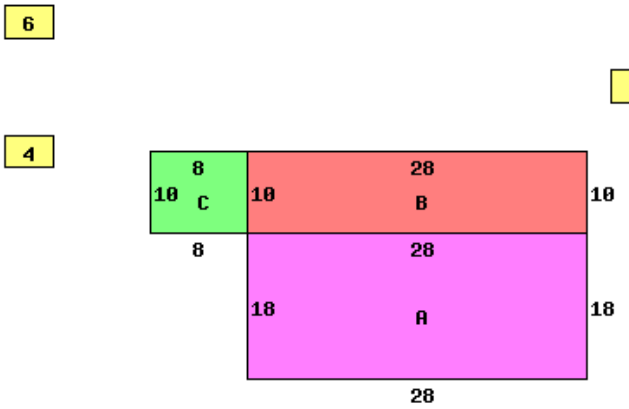
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		504		a	*MAIN
1	F/C	A		280		b	ADDTN
	EFP	P		80	3200	c	PORCH

#: 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
2022	33060	11220	44280	1908.10
2021	33060	11220	44280	1918.22

p r o j e c t		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			



0769 TR 165 45836

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
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	-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% 1.6000

	Bldg Type	SHB+Cons	DixHt FtxFt	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	12230
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	8740	263800	2550	76970
C	2	BOB	BLOUNT SILT LOAM, 2	6.0110	8370	50310	2230	13410
C	52	PKA	PEWAMO SICL 0-1% SL	17.4620	9410	164320	3450	60240
W	52	PKA	PEWAMO SICL 0-1% SL	1.1231	7790	8750	230	260
C	51	WSTL	WASTE LAND	2.4000	170	410	50	120
	670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
	980	ROAD	ROAD	1.8212				

60		509340	(100%)	172750
		178270	(35%)	60460

CAUV # 4457

Call Back: Sign: PSN Date: 2015-10-15 Lister: 01-020010.0000-v082020R