BLANCHARD TWP
NORTHERN SD 00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-030006.0000 AGR
C16 2026

sale

2023 KOEHLER KELVIN JAY	2010-06-14	
2024 KOEHLER KELVIN JAY	2010-06-14	
2025 KOEHLER KELVIN JAY	2010-06-14	
2026 KOEHLER KELVIN JAY	2010-06-14 E PT W2 NE4 & W2 E2 NE4	
CR 10	6QC S5 91.00A	
	$0	

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

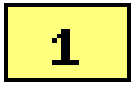
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	110	110	110	110	0	110	199	199
Acres	91.0000	91.0000	91.0000	91.0000	91.0000			
Land100%	548740	548740	548740	548740		548740	795540	795550
Bldg100%				0			95770	95760
Totl100%	548740t	548740t	548740t	548740t		548740t	891310t	891310t
Cauv100%	258740	258740	258740	258740		548740	795540	247600
Tax Value:								
Land 35%	90560	90560	90560	90560		90560	86660	278440
Bldg 35%							33520	33520
Totl 35%	90560t	90560t	90560t	90560t		90560t	120180t	311960t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	3079.82	3107.90	3095.28	3095.28	3095.28			
Cauv Sav	5547.64	3451.86	3483.38	3469.18				
Sp-Asmnt	14.95	2.85	1017.46	1017.46				

2019 dupl crp expired

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
210	6	2010-06-14	KOEHLER KELVIN JAY	6QC *	0	206770	0
321	5	2008-09-09	KOEHLER KELVIN JAY	5AF *	0	188200	0
525	5	2000-12-06	KOEHLER KELVIN JAY	5WD *	0	139110	0

Year	Land	Bldg	Total	Net Tax
2022	47050	0	47050	2027.46
2021	47050	0	47050	2038.24

p r o j e c t		ben acres	/ %	factor
921 BLANCHARD RIVER MAINT	XA/2023			
468 STONE JOINT DITCH - HANCOCK	XA/2025			
615 BEACH MAINT-HANCOCK COUNTY	XA/2025			



CR 10

PUB PAVED ST/RD

Neighborhood:
Code: 100
Dwl/Gar/NC% 1.6000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Blt/Renov Grade	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value		
1	Pole Barn		60X120	7200		C	2026AV	100800	.05		95760	HEATING	ELECTRIC

Tab	#	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA BLOUNT SILT LOAM 0-	43.0436	8740	376200	2550	109760
C	2	BOB BLOUNT SILT LOAM, 2	13.5148	8370	113120	2230	30140
C	52	PKA PEWAMO SICL 0-1% SL	31.0815	9410	292480	3450	107230
W	52	PKA PEWAMO SICL 0-1% SL	.5743	7790	4470	230	130
W	1	BOA BLOUNT SILT LOAM 0-	.6665	5230	3490	230	150
W	2	BOB BLOUNT SILT LOAM, 2	.0578	4540	260	230	10
C	51	WSTL WASTE LAND	.8552	170	150	50	40
	980	ROAD ROAD	.6063				
C	1	BOA BLOUNT SILT LOAM 0-	.3990	8740	3490	230	90
C	52	PKA PEWAMO SICL 0-1% SL	.2010	9410	1890	230	50
			91		795550	(100%)	247600
					278440	(35%)	86660

CAUV # 453

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

01-030006.0000-v082020R