BLANCHARD TWP
NORTHERN SD 00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-040048.0000 AGR
D19.01 2026

sale

2023	THOMPSON SKYLAR & BRY	2019-12-20
2024	THOMPSON SKYLAR & BRY	2019-12-20
2025	THOMPSON SKYLAR & BRY	2019-12-20
2026	THOMPSON SKYLAR & BRYNN	2019-12-20 SE4 SW4 W PT SE4 SW4 S6
	12443 TR 20	2TD 4.095A
		$220,000
	DUNKIRK OH 45836	

Orig Tax Year 2020
Parent: 01-040012.0000

2028	KIRKPATRICK TREVOR & EM	2026-04-30
	12443 TR 20	2WD
	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	599	599	599	599	0	599	199	199
Acres	4.0950	4.0950	4.0950	4.0950	4.0950			
Land100%	16310	16310		0		16310	33710	33710
Bldg100%	21940	21940	21940	21940		21940	21940	21950
Totl100%	38260t	38260t	21940t	21940t		38260t	55660t	55660t
Cauv100%			16310	16310			33710	8490
Tax Value:								
Land 35%	5710	5710	5710	5710		5710	2970	11800
Bldg 35%	7680	7680	7680	7680		7680	7680	7680
Totl 35%	13390t	13390t	13390t	13390t		13390t	10650t	19480t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	455.36	459.52	457.66	457.66	457.66			
Sp-Asmnt	10.10	6.10	11.13	11.13				

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
138	2	2026-04-30	KIRKPATRICK TREVOR & EMIL	2WD	400000	16310	21940
576	2	2019-12-20	THOMPSON SKYLAR & BRYNN	2TD	220000	0	0

Year	Land	Bldg	Total	Net Tax
2022	3430	5900	9330	402.04
2021	3430	5900	9330	404.18

project		ben acres	/ %	factor
921	BLANCHARD RIVER MAINT XA/2023			
235	KELLOGG #983 - BLANCHARD XA/2025			
305	LEASE #1037 - BLANCHARD XA/2025			

TR 20 45836

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	
2	Pole	Build		200X48	9600		C	OLD/PR	92160	.75	.50	11520	1 SIDE OPN
3	Pole	Build		100X40	4000		C	OLD/PR	24000	.75	.50	3000	ALL SD OPN
4	Silo		C	24X60	0		C	OLD/PR	14300	.75	.50	1790	
5	Silo		C	20X60	0		C	OLD/PR	11900	.75	.50	1490	
6	Shed			48X48	2304		C	OLD/PR	27650	.75	.40	4150	
9	Grain	Bin	*PP	18X14	252		C	1960FR	0			0	
11	Grain	Bin	*PP	18X14	252		C	1960FR	0			0	

Tab	#	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA BLOUNT SILT LOAM 0-	.2570	8740	2250	2550	660
C	2	BOB BLOUNT SILT LOAM, 2	2.6080	8370	21830	2230	5820
C	14	GWB GLYNWOOD SILT LOAM	1.2300	7830	9630	1630	2010
			4.095		33710	(100%)	8490
					11800	(35%)	2970

CAUV # 4779