

BLANCHARD TWP
NORTHERN SD

00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-060026.0000
F10.01

AGR
2025

sale

2022 MARTIN CLARA M
2023 RODABAUGH FARMS LLC
2024 RODABAUGH FARMS LLC
2025 RODABAUGH FARMS LLC
CR 30

2022-12-19
2022-12-19
2022-12-19 PT S2 SE4 S8 19.301A
1WD
\$164,658

Orig Tax Year 2023
Parent: 01-060011.0000

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

Tax Year 2022 2023 2024 2025
Prop Cls 110 110 110 110
Acres 19.3010 19.3010 19.3010
Land100% 107310 107310 107310
Bldg100% 0
Totl100% 107310t 107310t 107310t
Cauv100% 49430 49430 49430
Tax Value:
Land 35% 17300 17300 17300
Bldg 35%
Totl 35% 17300t 17300t 17300t
Hmstd35%
Owner Oc
Hmstd RB
Net Tax 588.34 593.72 591.30
689.02 695.30 692.48
Sp-Asmnt 27.36 19.36 31.82

CAMA
110
107320
107320t
49420
37560
0
37560t

010600270000 7.588a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
655	1	2022-12-19	RODABAUGH FARMS LLC	1WD	164658	0	0
p r o j e c t		ben acres		/ %		factor	
235			KELLOGG #983 - BLANCHARD	XA/2025			
921			BLANCHARD RIVER MAINT	XA/2023			
305			LEASE #1037 - BLANCHARD	XA/2025			

CR 30

Neighborhood:
Code: 100
Dwl/Gar/NC% 1.2500

Tab #	S	O	I	L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT	SILT	LOAM 0-	5.3024	6030	31970	2660	14100
C 2	BOB	BLOUNT	SILT	LOAM, 2	5.6371	5770	32530	2360	13300
C 52	PKA	PEWAMO	SICL	0-1% SL	5.8380	6490	37890	3560	20780
W 1	BOA	BLOUNT	SILT	LOAM 0-	.3837	3610	1390	770	300
W 2	BOB	BLOUNT	SILT	LOAM, 2	.3230	3130	1010	470	150
W 52	PKA	PEWAMO	SICL	0-1% SL	.4675	5370	2510	1670	780
C 51	WSTL	WASTE	LAND		.1898	120	20	50	10
980	ROAD	ROAD			1.1595				

19.301 107320 (100%) 49420 CAUV # 4034
37560 (35%) 17300