

BLANCHARD TWP
NORTHERN SD

00010

REAL PROPERTY RECORD

04:48 AM

Hardin County, Ohio
Michael T. Bacon, Auditor

01-060026.0000
F10.01

AGR
2025

sale		Eff Rate:- 47.59 — 37.57 — 37.86 — 37.72 — a/r
2022 MARTIN CLARA M		Tax Year 2022 2023 2024 2025 2025
2023 RODABAUGH FARMS LLC	2022-12-19	Prop Cls 110 110 110 110 0
2024 RODABAUGH FARMS LLC	2022-12-19	Acres 19.3010 19.3010 19.3010 19.3010
2025 RODABAUGH FARMS LLC	2022-12-19 PT S2 SE4 S8 19.301A	Land100% 107310 107310 107310
CR 30	1WD	Bldg100% 0
	\$164,658	Totl100% 107310t 107310t 107310t
		Cauv100% 49430 49430 49430
Orig Tax Year 2023		Tax Value:
Parent: 01-060011.0000		Land 35% 17300 17300 17300
		Bldg 35% 17300t 17300t 17300t
		Totl 35% 17300t 17300t 17300t
		Hmstd35% 1550t 1550t 1550t
		Owner 0c 37790 37790 37790
		Hmstd RB 0
		Net Tax 588.34 593.72 591.30 591.30
		Sp-Asmnt 689.02 695.30 692.48
		27.36 19.36 31.82

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%		1.6000							
Tab #	S O I L				Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT	SILT	LOAM 0-	5.3024	6030	31970	230	1220
C 2	BOB	BLOUNT	SILT	LOAM, 2	5.6921	5770	32840	230	1310
C 52	PKA	PEWAMO	SICL	0-1% SL	6.3055	6490	40920	230	1450
W 1	BOA	BLOUNT	SILT	LOAM 0-	.3837	3610	1390	770	300
W 2	BOB	BLOUNT	SILT	LOAM, 2	.2680	3130	840	470	130
C 51	WSTL	WASTE	LAND		.1898	120	20	50	10
980	ROAD	ROAD			1.1595				
					19.301		107980	(100%)	4420
							37790	(35%)	1550
					CAUV # 4034				