BLANCHARD TWP
NORTHERN SD 00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-060026.0000 AGR
F10.01 2026

sale

2023 RODABAUGH FARMS LLC	2022-12-19	
2024 RODABAUGH FARMS LLC	2022-12-19	
2025 RODABAUGH FARMS LLC	2022-12-19	
2026 RODABAUGH FARMS LLC	2022-12-19 PT S2 SE4 S8 19.301A	
CR 30	1WD	
	$164,658	

Orig Tax Year 2023
Parent: 01-060011.0000

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	110	110
Acres	19.3010	19.3010	19.3010	19.3010	19.3010			
Land100%	107310	107310	107310	107310		107310	156570	156570
Bldg100%				0				
Totl100%	107310t	107310t	107310t	107310t		107310t	156570t	156570t
Cauv100%	49430	49430	49430	49430		107310	156570	4140
Tax Value:								
Land 35%	17300	17300	17300	17300		17300	1450	54800
Bldg 35%								0
Totl 35%	17300t	17300t	17300t	17300t		17300t	1450t	54800t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	588.34	593.72	591.30	591.30	591.30			
		689.02	695.30	692.48				
Sp-Asmnt	27.36	19.36	31.82	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

Year	Land	Bldg	Total	Net Tax
2022	0	0	0	0.00

project		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	8740	46340	230	1220
C 2	BOB	BLOUNT SILT LOAM, 2	5.6921	8370	47640	230	1310
C 52	PKA	PEWAMO SICL 0-1% SL	6.3055	9410	59330	230	1450
W 1	BOA	BLOUNT SILT LOAM 0-	.3837	5230	2010	230	90
W 2	BOB	BLOUNT SILT LOAM, 2	.2680	4540	1220	230	60
C 51	WSTL	WASTE LAND	.1898	170	30	50	10
980	ROAD	ROAD	1.1595				
			19.301		156570	(100%)	4140
					54800	(35%)	1450

CAUV # 4034