

BLANCHARD TWP
NORTHERN SD

00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-130001.0000
N19

AGR
2025

sale

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

2022 WYKES STEVEN C	2020-05-19		
2023 WYKES STEVEN C	2020-05-19		
2024 WYKES STEVEN C	2020-05-19		
2025 S & C FARM LLC	2024-10-22	PT N2 NW4 S2 NW4 S19	
CR 135	1QC	144.914A	
\$0			

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	144.9140	144.9140	144.9140	144.9140	
Land100%	714630	781000	781000	781000	781010
Bldg100%					0
Totl100%	714630t	781000t	781000t	781000t	781010t
Cauv100%	137830	307230	307230	307230	307220
Tax Value:					
Land 35%	48240	107530	107530	107530	273350
Bldg 35%					0
Totl 35%	48240t	107530t	107530t	107530t	273350t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2078.74	3656.94	3690.30	3675.30	
Cauv Sav	8699.34	5639.30	5690.76	5667.60	
Sp-Asmnt	241.16	369.74	361.74	494.02	

2027 S & C WYKES FARM LLC	2026-03-23		
CR 135	1AF		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
138	1	2026-03-23	S & C WYKES FARM LLC	1AF *	0	781000	0
465	1	2024-10-22	S & C FARM LLC	1QC *	0	781000	0
214	1	2020-05-19	WYKES STEVEN C	1AF *	0	714630	0
94	1	2018-03-15	WYKES STEVEN C	1WD *	0	714630	0
508	1	1992-06-04		1UN *	0	149310	0

Year	Land	Bldg	Total	Net Tax
2021	48240	0	48240	2089.78
2020	48240	0	48240	2098.54

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

CR 135

PUB PAVED ST/RD

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-	16.9677	6030	102320	2660	45130
C 2	BOB BLOUNT SILT LOAM, 2	58.7513	5770	339000	2360	138650
C 14	GWB GLYNWOOD SILT LOAM	20.9964	5400	113380	1750	36740
C 27	MK MILLSDALE SILTY CLA	2.0797	5900	12270	2700	5620
C 32	MTB MORLEY-MLTN SLT LOA	11.6121	5400	62710	1770	20550
C 39	PM PEWAMO SILTY CLAY L	11.6042	6490	75310	3560	41310
W 1	BOA BLOUNT SILT LOAM 0-	.2106	3610	760	770	160
W 2	BOB BLOUNT SILT LOAM, 2	13.8956	3130	43490	470	6530
W 14	GWB GLYNWOOD SILT LOAM	.1274	2830	360	750	100
W 39	PM PEWAMO SILTY CLAY L	1.2423	5370	6670	1670	2080
C 51	WSTL WASTE LAND	.2837	120	30	50	10
980	ROAD ROAD	2.1630				
970	DROW DITCH RIGHT OF WAY	.6800				
C 27	MK MILLSDALE SILTY CLA	2.4627	5900	14530	2700	6650
C 32	MTB MORLEY-MLTN SLT LOA	1.5965	5400	8620	1770	2830
C 39	PM PEWAMO SILTY CLAY L	.2408	6490	1560	3560	860

144.914 781010 (100%) 307220 CAUV # 0
273350 (35%) 107530

Call Back: Sign: PSN Date: 2015-10-26 Lister: 01-130001.0000-v082020R