BLANCHARD TWP
NORTHERN SD 00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-130003.0000 AGR
N23 2025

sale

2022	COMSTOCK DENNIS D & B	1987-07-31
2023	COMSTOCK DENNIS D & B	1987-07-31
2024	COMSTOCK DENNIS D & B	1987-07-31
2025	COMSTOCK DENNIS D & BRE	1987-07-31 SW 1/4 S19 154.51A
	3816 CR 135	SEE PCL 01-130003.01 FOR
		$100,000 REST OF SPECIALS
	DOLA OH 45835	

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

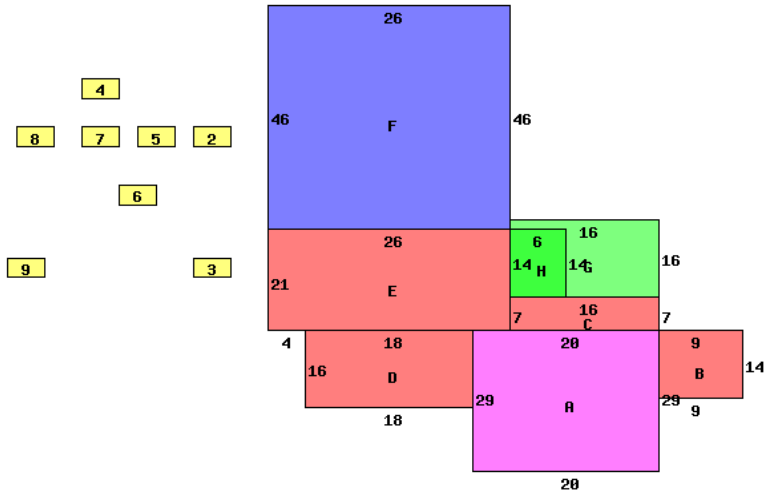
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	154.5100	154.5100	154.5100	154.5100	
Land100%	746430	817060	817060	817060	817060
Bldg100%	102140	141460	141460	141460	141470
Totl100%	848570t	958510t	958510t	958510t	958530t
Cauv100%	160740	337710	337710	337710	337710
Tax Value:					
Land 35%	56260	118200	118200	118200	285970
Bldg 35%	35750	49510	49510	49510	49510
Totl 35%	92010t	167710t	167710t	167710t	335490t
Hmstd35%	31020	41940	41940	41940	
Owner Oc	34.92	37.38	37.26	37.10	hmstd 5250 l 36690 b
Hmstd RB					
Net Tax	3929.96	5666.18	5718.34	5695.12	
Cauv Sav	8833.36	5705.62	5757.70	5734.24	
Sp-Asmnt	94.43	118.47	114.47	147.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		580		a	*MAIN
1	F/C	A		126		b	ADDTN
1	F/C	A		112		c	ADDTN
1	F/C	A		288		d	ADDTN
1	F/C	A		546		e	ADDTN
	F	G		1196	28700	f	GRAGE
	DK	P		256	3840	g	PORCH
	CAN	P		84	670	h	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
644	0	1987-07-31		*	100000	0	350710
847	0	1985-11-25		*	0	0	350710

Year	Land	Bldg	Total	Net Tax
2021	56260	35750	92010	3950.80
2020	56260	35750	92010	3967.40

p r o j e c t		ben acres / % factor
131 BLANCHARD RIVER MAINT	XA/2025	
183 WARMBROD - BLANCHARD	XA/2025	
235 KELLOGG #983 - BLANCHARD	XA/2025	
500 HARDIN COUNTY LANDFILL	XA/2025	
921 BLANCHARD RIVER MAINT	XA/2023	
305 LEASE #1037 - BLANCHARD	XA/2025	



3816 CR 135 45835

Occupancy 1 Single Family

Story Height 1H

Floor Level			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	1652	123750
	Part Upper	FRAME	580	29390
	Subtotal			153140
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X X
Floor/Pine	X X
Floor/Carpet	X
Floor/Tile-Lino	X
Number of Rooms	4 3
Bedrooms	1 3
Central Heat	A
FORCED AIR	
Plumbing	
Standard	1

Garages and Carports	28700
Extra Features	4510
Total Value	186350
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Neighborhood:	
Code:	100
Dwl/Gar/NC%	1.2500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value	
1	DWELLING	1H F/C		2232		C	OLD/AV	186350	.55		104820	
2	Grain Bin	*PP	30X16	480		D	OLD/AV	0			0	
3	Pole Build	*SV 0	21X56	1176			1958FR	800			800	1 SIDE OPN
4	Pole Build	1	108X42	4536		C	1975AV	54430	.65		19050	
5	Grain Bin	*PP	35X16	560		C	1997AV	0			0	
6	Grain Bin	*PP 0	21X16	336		C	1970AV	0			0	
7	Grain Bin	*PP	16X16	256		C	1996AV	0			0	
8	Shop-Stud	M 0	40X70	2800		C	1994AV	42000	.60		16800	
9	Shed	*PP	8X14	112			OLD/AV	0			0	

Tab #	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	22.4820	6030	135570	2660	59800
C 2	BOB	BLOUNT SILT LOAM, 2	40.4784	5770	233560	2360	95530
C 14	GWB	GLYNWOOD SILT LOAM	9.2358	5400	49870	1750	16160
C 27	MK	MILLSDALE SILTY CLA	3.0191	5900	17810	2700	8150
C 32	MTB	MORLEY-MLTN SLT LOA	31.5105	5400	170160	1770	55770
C 39	PM	PEWAMO SILTY CLAY L	21.1587	6490	137320	3560	75330
W 2	BOB	BLOUNT SILT LOAM, 2	11.4808	3130	35930	470	5400
W 14	GWB	GLYNWOOD SILT LOAM	.7983	2830	2260	750	600
W 32	MTB	MORLEY-MLTN SLT LOA	1.8400	2830	5210	770	1420
W 39	PM	PEWAMO SILTY CLAY L	2.5382	5370	13630	1670	4240
C 51	WSTL	WASTE LAND	6.1400	120	740	50	310
670	HSITE	HOMESITE	1.0000	15000	15000	15000	15000
980	ROAD	ROAD	2.8282				
			154.51		817060	(100%) 337710	CAUV # 2292
					285970	(35%) 118200	

Call Back: Sign: PSN Date: 2015-10-30 Lister: 01-130003.0000-v082020R