

BLANCHARD TWP
NORTHERN SD

00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-130003.0000
N23

AGR
2025

sale

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

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
3816 CR 135	SW 1/4 S19 154.51A
	SEE PCL 01-130003.01 FOR
	REST OF SPECIALS
DOLA OH 45835	\$100,000

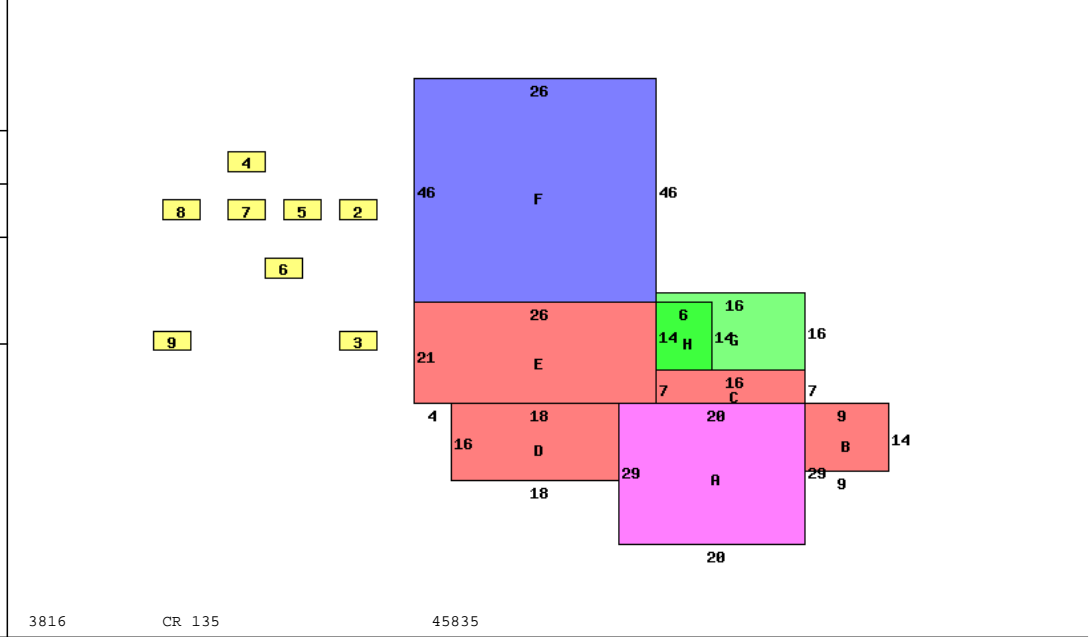
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	154.5100	154.5100	154.5100	154.5100	
Land100%	746430	817060	817060	817060	817060
Bldg100%	102140	141460	141460	141460	141470
Totl100%	848570t	958510t	958510t	958510t	958530t
Cauv100%	160740	337710	337710	337710	337710
Tax Value:					
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+	CON	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1H	F/C	M		580		b	ADDTN
1	F/C	A		126		c	ADDTN
1	F/C	A		112		d	ADDTN
1	F/C	A		288		e	ADDTN
1	F/C	A		546		f	GRAGE
	F	G		1196	28700	g	PORCH
	DK	P		256	3840	h	PORCH
	CAN	P		84	670		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
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

project	ben acres	/	%	factor
131 BLANCHARD RIVER MAINT				XA/2025
183 WARBROD - 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	*DWELLING COMPUTATIONS
Story Height 1H	Sq-Ft Value
Floor Level	
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

Bldg Type	SHB+Cons	DixHt	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			C	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			C	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 SILT 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 SILT 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	