BLANCHARD TWP
NORTHERN SD 00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-130003.0000 AGR
N23 2026

sale

2023 COMSTOCK DENNIS D & B	1987-07-31	
2024 COMSTOCK DENNIS D & B	1987-07-31	
2025 COMSTOCK DENNIS D & B	1987-07-31	
2026 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:– 37.57 — 37.86 — 37.71 — 37.72 — a/r

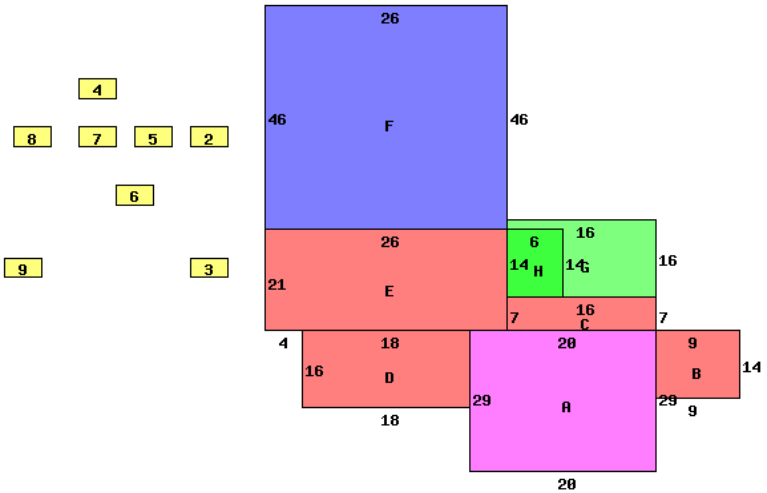
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	154.5100	154.5100	154.5100	154.5100	154.5100			
Land100%	817060	817060	817060	817060		817060	1184770	1184770
Bldg100%	141460	141460	141460	141460		141460	170830	170820
Totl100%	958510t	958510t	958510t	958510t		958510t	1355600t	1355590t
Cauv100%	337710	337710	337710	337710		817060	1184770	320650
Tax Value:								
Land 35%	118200	118200	118200	118200		118200	112230	414670
Bldg 35%	49510	49510	49510	49510		49510	59790	59790
Totl 35%	167710t	167710t	167710t	167710t		167710t	172020t	474460t
Hmstd35%	41940	41940	41940	41940		41940	54570	
Owner Oc	37.38	37.26	37.10	37.10	37.10	hmstd 5250 l	36690 b	
Hmstd RB								
Net Tax	5666.18	5718.34	5695.12	5695.12	5695.12			
Cauv Sav	8833.36	5705.62	5757.70	5734.24				
Sp-Asmnt	118.47	114.47	147.00	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
2022	56260	35750	92010	3929.96
2021	56260	35750	92010	3950.80

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

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
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	Garages and Carports	28700
Floor/Pine	X X	Extra Features	4510
Floor/Carpet	X	Total Value	186350
Floor/Tile-Lino	X		
Number of Rooms	4 3	PUB ELECTRIC	
Bedrooms	1 3	PRIV WATER	
		PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
FORCED AIR			
Plumbing		Neighborhood:	
Standard	1	Code:	100
		Dwl/Gar/NC%	1.6000

	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		134170	
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	8740	196490	2550	57330
C	2	BOB	BLOUNT SILT LOAM, 2	40.4784	8370	338800	2230	90270
C	14	GWB	GLYNWOOD SILT LOAM	9.2358	7830	72320	1630	15050
C	27	MK	MILLSDALE SILTY CLA	3.0191	8560	25840	2570	7760
C	32	MTB	MORLEY-MLTN SLT LOA	31.5105	7830	246730	1630	51360
C	39	PM	PEWAMO SILTY CLAY L	21.1587	9410	199100	3450	73000
W	2	BOB	BLOUNT SILT LOAM, 2	11.4808	4540	52120	230	2640
W	14	GWB	GLYNWOOD SILT LOAM	.7983	4100	3270	230	180
W	32	MTB	MORLEY-MLTN SLT LOA	1.8400	4100	7540	230	420
W	39	PM	PEWAMO SILTY CLAY L	2.5382	7790	19770	230	580
C	51	WSTL	WASTE LAND	6.1400	170	1040	50	310
	670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
	980	ROAD	ROAD	2.8282				
				154.51		1184770	(100%)	320650
						414670	(35%)	112230

CAUV # 2292

Call Back: Sign: PSN Date: 2015-10-30 Lister: