

BLANCHARD TWP
NORTHERN SD

00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-140019.0000
007

AGR
2025

sale

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

2022 KALMBACH PROPERTIES L	2019-12-16
2023 KALMBACH PROPERTIES L	2019-12-16
2024 KALMBACH PROPERTIES L	2019-12-16
2025 KALMBACH PROPERTIES LLC	2019-12-16 PT W1/2 NE1/4 S20 43.711A
TR 40	1FD
	\$262,260

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	43.7110	43.7110	43.7110	43.7110	
Land100%	235200	256970	256970	256970	256960
Bldg100%					0
Totl100%	235200t	256970t	256970t	256970t	256960t
Cauv100%	57370	114510	114510	114510	114510

2026 DJK LAND HOLDING LLC	2025-03-14
TR 40	1QC

Tax Value:					
Land 35%	20080	40080	40080	40080	89940
Bldg 35%					0
Totl 35%	20080t	40080t	40080t	40080t	89940t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	865.28	1363.06	1375.50	1369.90	
Cauv Sav	2682.04	1695.66	1711.14	1704.16	
Sp-Asmnt	41.14	65.70	61.70	85.82	

Sara C & Robert G Rosenberger Revocable Trust

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
114	1	2025-03-14	DJK LAND HOLDING LLC	1QC *	0	256970	0
562	1	2019-12-16	KALMBACH PROPERTIES LLC	1FD	262260	235200	0
211	1	2007-06-08	ROSENBERGER DA	1 *	0	89430	0
210	1	2007-06-08	ROSENBERGER DA	1 *	0	89430	0
978	5	1991-11-26		5UN *	24254	0	41200

Year	Land	Bldg	Total	Net Tax
2021	20080	0	20080	869.88
2020	20080	0	20080	873.54

project

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

TR 40

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-	6.5038	6030	39220	2660	17300
C 2	BOB BLOUNT SILT LOAM, 2	.3938	5770	2270	2360	930
C 6	DEA DEL RAY SILT LOAM 0	6.4950	5880	38190	2370	15390
C 12	FUA FULTON SILT LOAM 0-	9.1130	5240	47750	1770	16130
C 21	LA LATTY SILTY CLAY LO	5.3025	6240	33090	2860	15170
C 39	PM PEWAMO SILTY CLAY L	13.6849	6490	88820	3560	48720
W 1	BOA BLOUNT SILT LOAM 0-	.1226	3610	440	770	90
W 2	BOB BLOUNT SILT LOAM, 2	.1460	3130	460	470	70
W 39	PM PEWAMO SILTY CLAY L	.3194	5370	1720	1670	530
970	DROW DITCH RIGHT OF WAY	.5800				
980	ROAD ROAD	.2800				
C 39	PM PEWAMO SILTY CLAY L	.7700	6490	5000	230	180

43.711 256960 (100%) 114510 CAUV # 4692
89940 (35%) 40080

Call Back: Sign: PSN Date: 2015-10-30 Lister: 01-140019.0000-v082020R