

BLANCHARD TWP
NORTHERN SD

00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-140020.0000
002

AGR
2025

sale

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

2022 MUSGRAVE MARION	2017-07-17
2023 MUSGRAVE CHAD S	2022-11-03
2024 MUSGRAVE CHAD S	2022-11-03
2025 MUSGRAVE CHAD S	2022-11-03 PT E2 NE4 20 .536A
TR 40	2WD
ADA OH 45810	\$0

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	199	199	199	199	199	199
Acres	34.3440	34.3440	34.3440	34.3440		
Land100%	158510	173310	173310	173310	173310	173300
Bldg100%	10570	12340	12340	12340	12340	12350
Totl100%	169090t	185660t	185660t	185660t	185660t	185650t
Cauv100%	40460	80970	80970	80970	173310	80970
Tax Value:						
Land 35%	14160	28340	28340	28340	600	60650
Bldg 35%	3700	4320	4320	4320	4320	4320
Totl 35%	17860t	32660t	32660t	32660t	4920t	64980t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	769.62	1110.72	1120.86	168.16		
Cauv Sav	1780.54	1099.16	1109.18	2052.82		
Sp-Asmnt	32.84	53.26	49.26	6.00		

2026 BARBER KEVIN M	2025-03-10
TR 40	2WD
ADA OH 45810	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
94	2	2025-03-10	BARBER KEVIN M	2WD	125000	173310	12340
19	3	2025-01-08	MUSGRAVE ALISSA A	3CT *	0	173310	12340
510	2	2022-11-03	MUSGRAVE CHAD S	2WD *	0	158510	10570
311	1	2017-07-17	MUSGRAVE MARION	1AF *	0	113310	8830
978	5	1991-11-26		5UN *	18250	0	32400

Year	Land	Bldg	Total	Net Tax
2021	14160	3700	17860	773.70
2020	14160	3700	17860	776.94

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

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 Pole Build		42X70	2940		C	1991AV	35280	.65		12350
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv				
C 2	BOB BLOUNT SILT LOAM, 2	.0338	5770	200	2360	80				
C 12	FUA FULTON SILT LOAM 0-	.0068	5240	40	1770	10				
C 13	FUB FULTON SILT LOAM, 2	7.9936	5020	40130	1490	11910				
C 17	HKA HASKINS SILT LOAM 0	2.3018	5900	13580	2950	6790				
C 28	MO MONTGOMERY SILTY CL	13.5271	5880	79540	3000	40580				
C 39	PM PEWAMO SILTY CLAY L	5.9349	6490	38520	3560	21130				
C 45	SHB SHINROCK SILT LOAM,	.0830	5550	460	2190	180				
W 12	FUA FULTON SILT LOAM 0-	.0787	1760	140	230	20				
W 39	PM PEWAMO SILTY CLAY L	.0400	5370	210	1670	70				
C 51	WSTL WASTE LAND	4.0000	120	480	50	200				
980	ROAD ROAD	.3443								
				34.344	173300	(100%)	80970	CAUV # 0		
					60660	(35%)	28340			

Call Back: Sign: PSN Date: 2015-10-30 Lister: 01-140020.0000-v082020R