

BLANCHARD TWP
NORTHERN SD

00010

REAL PROPERTY RECORD

Hardin County, Ohio
Michael T. Bacon, Auditor

09:00 AM

01-150007.0000
K12

AGR
2025

sale		1988-02-12	Eff Rate:- 47.59	37.57	37.86	37.72	a/r
2022 GHOURDJIAN MICHAEL K	1988-02-12	Tax Year	2022	2023	2024	2025	CAMA
2023 GHOURDJIAN MICHAEL K	1988-02-12	Prop Cls	110	110	110	110	110
2024 GHOURDJIAN MICHAEL K	1988-02-12	Acres	50.0000	50.0000	50.0000	50.0000	
2025 GHOURDJIAN MICHAEL K & TR 165	1988-02-12 PT SE 1/4 S21 50.00A	Land100%	272510	297740	297740	297740	297740
		Bldg100%				0	
		Totl100%	272510t	297740t	297740t	297740t	297740t
	\$119,000	Cauv100%	77060	145690	145690	145690	145690

2026 GHOURDJIAN MICHAEL K & TR 165	2025-10-08 3WD	Tax Value:	26970	50990	50990	50990	104210
		Land 35%					0
		Bldg 35%					
		Totl 35%	26970t	50990t	50990t	50990t	104210t
		Hmstd35%					
		Owner 0c					
		Hmstd RB					
		Net Tax	1162.18	1734.10	1749.92	1742.80	
		Cauv Sav	2947.90	1809.94	1826.46	1819.02	
		Sp-Asmnt	29.34	48.00	44.00	70.77	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
436	3	2025-10-08	GHOURDJIAN MICHAEL K &	3WD *	119000	297740	0
99	0	1988-02-12				0	51400
Year	Land	Bldg	Total	Net Tax			
2021	26970	0	26970	1168.36			
2020	26970	0	26970	1173.24			
p r o j e c t					ben acres	/ %	factor
235	KELLOGG #983 - BLANCHARD			XA/2025			
921	BLANCHARD RIVER MAINT			XA/2023			
305	LEASE #1037 - BLANCHARD			XA/2025			

TR 165							
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PUB PAVED ST/RD								
Neighborhood:		Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
Code:	100	C 1	BOA BLOUNT SILT LOAM 0-	15.6684	6030	94480	2660	41680
Dwl/Gar/NC%	1.2500	C 2	BOB BLOUNT SILT LOAM, 2	8.3944	5770	48440	2360	19810
		C 39	PM PEWAMO SILTY CLAY L	23.4381	6490	152110	3560	83440
		W 1	BOA BLOUNT SILT LOAM 0-	.2465	3610	890	770	190
		W 39	PM PEWAMO SILTY CLAY L	.3381	5370	1820	1670	570
		980	ROAD ROAD	1.9145				
				50		297740	(100%)	145690
						104210	(35%)	50990
								CAUV # 2310
		Call Back:	Sign: PSN Date: 2015-10-20	Lister:				01-150007.0000-v082020R