

BLANCHARD TWP
NORTHERN SD

00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-150007.0000
K12

AGR
2025

sale

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

2022 GHOURDJIAN MICHAEL K	1988-02-12
2023 GHOURDJIAN MICHAEL K	1988-02-12
2024 GHOURDJIAN MICHAEL K	1988-02-12
2025 GHOURDJIAN MICHAEL K & TR 165	1988-02-12 PT SE 1/4 S21 50.00A
	\$119,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	50.0000	50.0000	50.0000	50.0000	
Land100%	272510	297740	297740	297740	297740
Bldg100%					0
Totl100%	272510t	297740t	297740t	297740t	297740t
Cauv100%	77060	145690	145690	145690	145690
Tax Value:					
Land 35%	26970	50990	50990	50990	104210
Bldg 35%					0
Totl 35%	26970t	50990t	50990t	50990t	104210t
Hmstd35%					
Owner Oc					
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	

2026 GHOURDJIAN MICHAEL K &
TR 165 2025-10-08
3WD

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:ldg
436	3	2025-10-08	GHOURDJIAN MICHAEL K &	3WD *	0	297740	0
99	0	1988-02-12			119000	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

PUB PAVED ST/RD

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-	15.6684	6030	94480	2660	41680
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 CAUV # 2310
104210 (35%) 50990

Call Back: Sign: PSN Date: 2015-10-20 Lister: 01-150007.0000-v082020R