

BLANCHARD TWP
NORTHERN SD

Hardin County, Ohio
Michael T. Bacon, Auditor

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AGR
2025

00010

- sale

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

- Eff Rate: - 47.59 — 37.57 — 37.86 — 37.72 — a/r					
Tax Year	2022	2023	2024	2025	2025
Prop Cls	110	110	110	110	110
Acres	50.0000	50.0000	50.0000	50.0000	50.0000
Land100%	272510	297740	297740	297740	145690
Bldg100%				0	
Totl100%	272510t	297740t	297740t	297740t	145690t
Cauv100%	77060	145690	145690	145690	
Tax Value:					
Land 35%	26970	50990	50990	50990	50990
Bldg 35%					
Totl 35%	26970t	50990t	50990t	50990t	50990t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1162.18	1734.10	1749.92	1742.80	1742.80
Cauv Sav	2947.90	1809.94	1826.46	1819.02	
Sp-Asmnt	29.34	48.00	44.00	70.77	

2026 GHOORDJIAN MICHAEL K & TR 165	2025-10-08 3WD
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Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
436	3	2025-10-08	GHOORDJIAN MICHAEL K &	3WD *	119000	297740	51400
99	0	1988-02-12					
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
35	KELLOGG #983 - BLANCHARD			XA/2025			
21	BLANCHARD RIVER MAINT			XA/2023			
05	LEASE #1037 - BLANCHARD			XA/2025			

TR 165

PUB PAVED ST/RD

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Neighborhood:
Code:          100
Dwl/Gar/NC%   1.6000
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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 39	BOA BLOUNT SILTY LOAM 0-	.2465	3610	890	770	190
W 980	PM PEWAMO SILTY CLAY L	.3381	5370	1820	1670	570
	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