BLANCHARD TWP
NORTHERN SD 00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-150007.0000 AGR
K12 2026

sale

2023 GHOURDJIAN MICHAEL K	1988-02-12	
2024 GHOURDJIAN MICHAEL K	1988-02-12	
2025 GHOURDJIAN MICHAEL K	1988-02-12	
2026 GHOURDJIAN MICHAEL K & TR 165	1988-02-12 PT SE 1/4 S21 50.00A $119,000	
2027 GHOURDJIAN MICHAEL K & TR 165	2025-10-08 3WD	

Eff Rate:– 37.57 — 37.86 — 37.71 — 37.72 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	110	110	110	110	0	110	110	110
Acres	50.0000	50.0000	50.0000	50.0000	50.0000			
Land100%	297740	297740	297740	297740		297740	431660	431670
Bldg100%				0				
Totl100%	297740t	297740t	297740t	297740t		297740t	431660t	431670t
Cauv100%	145690	145690	145690	145690		297740	431660	139670
Tax Value:								
Land 35%	50990	50990	50990	50990		50990	48880	151080
Bldg 35%								0
Totl 35%	50990t	50990t	50990t	50990t		50990t	48880t	151080t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1734.10	1749.92	1742.80	1742.80	1742.80			
Cauv Sav	2947.90	1809.94	1826.46	1819.02				
Sp-Asmnt	48.00	44.00	70.77	70.77				

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
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
2022	26970	0	26970	1162.18
2021	26970	0	26970	1168.36

project		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% 1.6000

Tab #		S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	15.6684	8740	136940	2550	39950
C 2	BOB	BLOUNT SILT LOAM, 2	8.3944	8370	70260	2230	18720
C 39	PM	PEWAMO SILTY CLAY L	23.4381	9410	220550	3450	80860
W 1	BOA	BLOUNT SILT LOAM 0-	.2465	5230	1290	230	60
W 39	PM	PEWAMO SILTY CLAY L	.3381	7790	2630	230	80
980	ROAD	ROAD	1.9145				
			50		431670	(100%)	139670
					151080	(35%)	48880

CAUV # 2310

Call Back: Sign: PSN Date: 2015-10-20 Lister:

01-150007.0000-v082020R