

BLANCHARD TWP  
NORTHERN SD

00010

Hardin County, Ohio  
Michael T. Bacon, Auditor

01-150008.0000  
J08

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 & CR 159	1988-02-12 W PT N2 SE4 & W PT S2 NE4 S21 55.171A
	\$119,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	55.1710	55.1710	55.1710	55.1710	
Land100%	295000	322290	322290	322290	322280
Bldg100%					0
Totl100%	295000t	322290t	322290t	322290t	322280t
Cauv100%	74030	146510	146510	146510	146510
Tax Value:					
Land 35%	25910	51280	51280	51280	112800
Bldg 35%					0
Totl 35%	25910t	51280t	51280t	51280t	112800t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1116.50	1743.96	1759.86	1752.72	
Cauv Sav	3332.70	2092.20	2111.32	2102.70	
Sp-Asmnt	43.68	69.51	65.51	94.76	

2026 GHOURDJIAN MICHAEL K & CR 159	2025-10-08 3WD
---------------------------------------	-------------------

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
436	3	2025-10-08	GHOURDJIAN MICHAEL K &	3WD *	0	322290	0
99	0	1988-02-12			119000	0	95510
Year	Land	Bldg	Total	Net Tax			
2021	25910	0	25910	1122.44			
2020	25910	0	25910	1127.16			

p r o j e c t				ben acres	/	%	factor
235	KELLOGG #983 - BLANCHARD		XA/2025				
257	BAERTSCHE #1002 BLANCHARD RI		XA/2025				
921	BLANCHARD RIVER MAINT		XA/2023				
305	LEASE #1037 - BLANCHARD		XA/2025				

CR 159

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-	13.3500	6030	80500	2660	35510
C 2	BOB BLOUNT SILT LOAM, 2	3.9100	5770	22560	2360	9230
C 12	FUA FULTON SILT LOAM 0-	9.9023	5240	51890	1770	17530
C 21	LA LATTY SILTY CLAY LO	13.4000	6240	83620	2860	38320
C 39	PM PEWAMO SILTY CLAY L	12.8987	6490	83710	3560	45920
980	ROAD ROAD	1.7100				

55.171 322280 (100%) 146510 CAUV # 2310  
112800 ( 35%) 51280

Call Back: Sign: PSN Date: 2015-10-20 Lister: 01-150008.0000-v082020R