

BLANCHARD TWP  
NORTHERN SD

00010

Hardin County, Ohio  
Michael T. Bacon, Auditor

01-150009.0000  
K02

AGR  
2025

sale

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

2022 OMAN DAVID E	2018-11-16	
2023 OMAN DAVID E	2018-11-16	
2024 OMAN DAVID E	2018-11-16	
2025 OMAN DAVID E	2018-11-16	PT W 1/2 S21 80.00A
3639 CR 159	ICT	
DUNKIRK OH 45836	\$0	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	80.0000	80.0000	80.0000	80.0000	466680
Land100%	426000	466690	466690	466690	103540
Bldg100%	85400	103540	103540	103540	570220t
Totl100%	511400t	570230t	570230t	570230t	214320
Cauv100%	111490	214310	214310	214310	
Tax Value:					
Land 35%	39020	75010	75010	75010	163340
Bldg 35%	29890	36240	36240	36240	36240
Totl 35%	68910t	111250t	111250t	111250t	199580t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2969.44	3783.46	3817.96	3802.44	
Cauv Sav	4743.54	3003.96	3031.40	3019.04	
Sp-Asmnt	89.56	129.34	125.34	174.04	

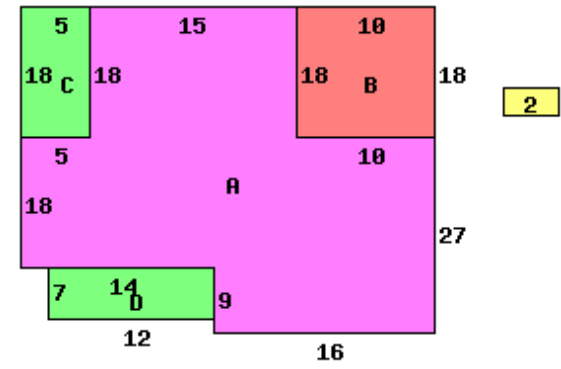
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		954			
1	F/C	A		180		b	ADDTN
	OFF	P		90	2700	c	PORCH
	OFF	P		84	2520	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
462	1	2018-11-16	OMAN DAVID E	ICT *	0	425430	73690
180	1	2015-04-27	OMAN DAVID E & MARTHA ETA	LWD	480000	306660	48400
176	1	2012-04-27	WYKES CHAD R & STEPHANIE	LWD	465000	250000	47200
74	1	2005-01-27		ISD	65000		36290
669	1	1988-08-19	CLARK RANDALL L & EMMA P	LWD	30400	138770	0

Year	Land	Bldg	Total	Net Tax
2021	39020	29890	68910	2985.22
2020	39020	29890	68910	2997.72

Project	ben acres	/ %	factor
235 KELLOGG #983 - BLANCHARD			XA/2025
921 BLANCHARD RIVER MAINT			XA/2023
500 HARDIN COUNTY LANDFILL			XA/2025
305 LEASE #1037 - BLANCHARD			XA/2025

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3639 CR 159 45836

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 2	Sq-Ft Value
Floor Level	
Main	FRAME 1134 104660
Full Upper	FRAME 954 60150
Basement	715 13510
Subtotal	178320
Shingle	Roof GABLE
Plaster/Drywall	X X
Unfinished Wall	X
Floor/Hardwood	X
Floor/Pine	X X
Number of Rooms	1 5 3
Bedrooms	3
Central Heat	A
FORCED AIR	
Plumbing	
Standard	1
Extra Features	5220
Total Value	183540
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Neighborhood:	
Code:	100
Dwl/Gar/NC%	1.2500

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 B F		2088		C	OLD/AV		183540	.55		103240
2 Shed	*SV	12X20	240			OLD/VP		300			300
3 Pool	*PP		0			OLD/		0			0
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv					
C 1	BOA BLOUNT SILT LOAM 0-	3.7610	6030	22680	2660	10000					
C 2	BOB BLOUNT SILT LOAM, 2	16.0100	5770	92380	2360	37780					
C 12	FUA FULTON SILT LOAM 0-	12.2200	5240	64030	1770	21630					
C 21	LA LATTY SILTY CLAY LO	19.1088	6240	119240	2860	54650					
C 39	PM PEWAMO SILTY CLAY L	16.5125	6490	107170	3560	58790					
C 44	SA SARANAC SILTY CLAY L	4.4700	6390	28560	2770	12380					
W 1	BOA BLOUNT SILT LOAM 0-	.4416	3610	1590	770	340					
W 2	BOB BLOUNT SILT LOAM, 2	1.3328	3130	4170	470	630					
W 12	FUA FULTON SILT LOAM 0-	.5628	1760	990	230	130					
W 21	LA LATTY SILTY CLAY LO	.2402	4210	1010	1420	340					
W 39	PM PEWAMO SILTY CLAY L	.8728	5370	4690	1670	1460					
W 44	SA SARANAC SILTY CLAY L	1.3475	3840	5170	880	1190					
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000					
970	DROW DITCH RIGHT OF WAY	.7700									
980	ROAD ROAD	1.3500									

80 466680 (100%) 214320 CAUV # 3969  
163340 ( 35%) 75010