

BLANCHARD TWP
NORTHERN SD

00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-150009.0000
K02

AGR
2024

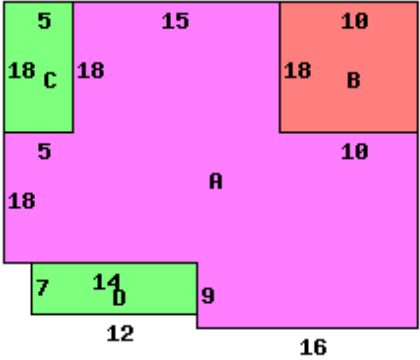
sale

2021	OMAN	DAVID	E	2018-11-16
2022	OMAN	DAVID	E	2018-11-16
2023	OMAN	DAVID	E	2018-11-16
2024	OMAN	DAVID	E	2018-11-16 PT W 1/2 S21 80.00A
3639	CR	159		1CT
	DUNKIRK	OH	45836	\$0

Eff Rate:-	47.85	47.59	37.57	37.87	a/r
Tax Year	2021	2022	2023	2024	CAMA
Prop Cls	111	111	111	111	111
Acres	80.0000	80.0000	80.0000	80.0000	
Land100%	426000	426000	466690	466690	466680
Bldg100%	85400	85400	103540	103540	103540
Totl100%	511400t	511400t	570230t	570230t	570220t
Cauv100%	111490	111490	214310	214310	214320
Tax Value:					
Land 35%	39020	39020	75010	75010	163340
Bldg 35%	29890	29890	36240	36240	36240
Totl 35%	68910t	68910t	111250t	111250t	199580t
Hmstd35%					
Owner 0c					
Hmstd RB					
Net Tax	2985.22	2969.44	3783.46	3817.96	
Cauv Sav	4768.72	4743.54	3003.96	3031.40	
Sp-Asmnt	89.56	89.56	129.34	125.34	

SHB+ 2 B 1	CONS F F/C OFF OFF	TYPE M A P	FACT	SQ-FT 954 180 90 84	VALUE 2700 2520	a b c d	*MAIN ADDTN PORCH PORCH
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
462	1	2018-11-16	OMAN DAVID E	1CT *	0	425430	73690
180	1	2015-04-27	OMAN DAVID E & MARTHA ETA	1WD	480000	306660	48400
176	1	2012-04-27	WYKES CHAD R & STEPHANIE	1WD	465000	250000	47200
74	1	2005-01-27	CLARK RANDALL L & EMMA P	1SD	65000	138770	36290
669	1	1988-08-19		1WD	30400	0	101000
Year		Land	Bldg		Total		Net Tax
2020		39020	29890		68910		2997.72
2019		63520	25790		89310		3579.40
p r o j e c t				ben acres	/ %	factor	
305	LEASE #1037 - BLANCHARD				XA/2024		
921	BLANCHARD RIVER MAINT				XA/2023		
500	HARDIN COUNTY LANDFILL				XA/2024		

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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	Extra Features 5220
Unfinished Wall	Total Value 183540
Floor/Hardwood	
Floor/Pine	
Number of Rooms	PUB ELECTRIC
Bedrooms	PRIV WATER
	PRIV SEWER
	PUB PAVED ST/RD
Central Heat	
FORCED AIR	Neighborhood:
Plumbing	Code: 100
Standard	Dwl/Gar/NC% 1.2500

	Bldg Type	SHB+Cons	DixHt FtxFt	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 L0	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 L0	.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

Call Back: Sign: PSN Date: 2015-10-20 Lister: 01-150009.0000-v082020R