BLANCHARD TWP
NORTHERN SD 00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-150009.0000 AGR
K02 2026

sale

2023 OMAN DAVID E	2018-11-16	
2024 OMAN DAVID E	2018-11-16	
2025 OMAN DAVID E ETAL	2018-11-16	
2026 OMAN DAVID E ETAL	2018-11-16 PT W 1/2 S21	80.00A
3639 CR 159	1CT	
	$0	
DUNKIRK OH 45836		

2028 OMAN DAVID E ETAL	2026-07-01	
3639 CR 159	1WD	
DUNKIRK OH 45836		

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

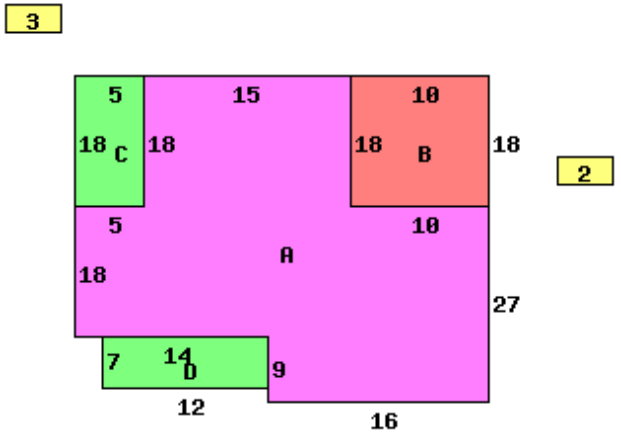
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	80.0000	80.0000	80.0000	80.0000	80.0000			
Land100%	466690	466690	466690	466690		466690	676830	676820
Bldg100%	103540	103540	103540	103540		103540	132460	132450
Totl100%	570230t	570230t	570230t	570230t		570230t	809290t	809270t
Cauv100%	214310	214310	214310	214310		466690	676830	209340
Tax Value:								
Land 35%	75010	75010	75010	75010		75010	73270	236890
Bldg 35%	36240	36240	36240	36240		36240	46360	46360
Totl 35%	111250t	111250t	111250t	111250t		111250t	119630t	283240t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	3783.46	3817.96	3802.44	3802.44	3802.44			
Cauv Sav	4743.54	3003.96	3031.40	3019.04				
Sp-Asmnt	129.34	125.34	174.04	174.04				

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

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
292	1	2026-07-01	OMAN DAVID E ETAL	1WD *	0	466690	103540
462	1	2018-11-16	OMAN DAVID E ETAL	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
2022	39020	29890	68910	2969.44
2021	39020	29890	68910	2985.22

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			



3639 CR 159 45836

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1134	104660
	Full Upper	FRAME	954	60150
	Basement		715	13510
	Subtotal			178320
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X X	Extra Features	5220
Unfinished Wall	X	Total Value	183540
Floor/Hardwood	X		
Floor/Pine	X X	PUB ELECTRIC	
Number of Rooms	1 5 3	PRIV WATER	
Bedrooms	3	PRIV SEWER	
		PUB PAVED ST/RD	
Central Heat	A		
FORCED AIR		Neighborhood:	
Plumbing		Code:	100
Standard	1	Dwl/Gar/NC%	1.6000

	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		132150
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	8740	32870	2550	9590
C	2	BOB BLOUNT SILT LOAM, 2	16.0100	8370	134000	2230	35700
C	12	FUA FULTON SILT LOAM 0-	12.2200	7600	92870	1650	20160
C	21	LA LATTY SILTY CLAY LO	19.1088	9050	172930	2730	52170
C	39	PM PEWAMO SILTY CLAY L	16.5125	9410	155380	3450	56970
C	44	SA SARANAC SLTY CLAY L	4.4700	9270	41440	2660	11890
W	1	BOA BLOUNT SILT LOAM 0-	.4416	5230	2310	230	100
W	2	BOB BLOUNT SILT LOAM, 2	1.3328	4540	6050	230	310
W	12	FUA FULTON SILT LOAM 0-	.5628	2550	1440	230	130
W	21	LA LATTY SILTY CLAY LO	.2402	6100	1470	230	60
W	39	PM PEWAMO SILTY CLAY L	.8728	7790	6800	230	200
W	44	SA SARANAC SLTY CLAY L	1.3475	5570	7510	230	310
	670	HSITE HOMESITE	1.0000	21750	21750	21750	21750
	970	DROW DITCH RIGHT OF WAY	.7700				
	980	ROAD ROAD	1.3500				
			80		676820	(100%) 209340	
					236890	(35%) 73270	

CAUV # 3969

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