

BLANCHARD TWP
NORTHERN SD

00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-160009.0000
L21

AGR
2025

sale

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

2022 ELSASSER THOMAS & LOI	2021-06-10			
2023 ELSASSER THOMAS & LOI	2021-06-10			
2024 ELSASSER THOMAS & JOH	2023-04-27			
2025 ELSASSER THOMAS & JOHN	2023-04-27	PT N 1/2 S22	80.00A	
CR 175 REAR	3CT			
	\$0			

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	80.0000	80.0000	80.0000	80.0000	
Land100%	399110	436030	436030	436030	436030
Bldg100%					0
Totl100%	399110t	436030t	436030t	436030t	436030t
Cauv100%	74630	171710	171710	171710	171710
Tax Value:					
Land 35%	26120	60100	60100	60100	152610
Bldg 35%					0
Totl 35%	26120t	60100t	60100t	60100t	152610t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1125.56	2043.92	2062.56	2054.18	
Cauv Sav	4893.92	3146.12	3174.86	3161.92	
Sp-Asmnt	226.75	250.96	246.96	374.45	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
169	3	2023-04-27	ELSASSER THOMAS & JOHN R	3CT *	0	399110	0
249	2	2021-06-10	ELSASSER THOMAS & LOIS EL	2CT *	0	399110	0
91	2	2006-02-24	TOW JULIA A	2CT *	0	148710	0
676	2	1999-12-21	TOW HAZEL L	2CT *	0	111510	0

Year	Land	Bldg	Total	Net Tax
2021	26120	0	26120	1131.54
2020	26120	0	26120	1136.28

Project	ben acres	/ %	factor
235 KELLOGG #983 - BLANCHARD			XA/2025
249 TOW #1008 BLANCHARD RIVER -			XA/2025
921 BLANCHARD RIVER MAINT			XA/2023
257 BAERTSCHE #1002 BLANCHARD RI			XA/2025

CR 175 REAR

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-	.0074	6030	40	2660	20
C 2	BOB BLOUNT SILT LOAM, 2	.0455	5770	260	2360	110
C 12	FUA FULTON SILT LOAM 0-	32.9184	5240	172490	1770	58270
C 13	FUB FULTON SILT LOAM, 2	4.9300	5020	24750	1490	7350
C 21	LA LATTY SILTY CLAY LO	34.1000	6240	212780	2860	97530
C 51	WSTL WASTE LAND	1.5000	120	180	50	80
W 12	FUA FULTON SILT LOAM 0-	.6620	1760	1170	230	150
W 13	FUB FULTON SILT LOAM, 2	.0748	1290	100	230	20
W 21	LA LATTY SILTY CLAY LO	5.7619	4210	24260	1420	8180

80 436030 (100%) 171710 CAUV # 4398
 152610 (35%) 60100

Call Back: Sign: PSN Date: 2015-10-21 Lister: 01-160009.0000-v082020R