

BLANCHARD TWP
NORTHERN SD

00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-170006.0000
Q12

AGR
2025

sale

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

2022 MCELREE CYNTHIA ETAL	2005-09-29
2023 MCELREE CYNTHIA ETAL	2005-09-29
2024 MCELREE CYNTHIA ETAL	2005-09-29
2025 MCELREE CYNTHIA ETAL	2005-09-29
4557 CR 175	N 1/2 SE 1/4 S27 80.00A
	ICT
FOREST OH 45843	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	199	199	199	199	199
Acres	80.0000	80.0000	80.0000	80.0000	
Land100%	423060	462340	462340	462340	462330
Bldg100%	16230	24370	24370	24370	24360
Totl100%	439290t	486710t	486710t	486710t	486690t
Cauv100%	121260	225430	225430	225430	225420
Tax Value:					
Land 35%	42440	78900	78900	78900	161820
Bldg 35%	5680	8530	8530	8530	8530
Totl 35%	48120t	87430t	87430t	87430t	170340t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2073.56	2973.38	3000.50	2988.28	
Cauv Sav	4551.78	2819.98	2845.70	2834.16	
Sp-Asmnt	5.51	9.51	5.51	24.89	

OWNER: SCOTT MCELREE TITLE:46-00547434
MAKE: BAYVIEW SERIAL #: MY8657121
ACCT: 01-0002

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
371	1	2005-09-29	MCELREE CYNTHIA ETAL	ICT *	0	140260	56630
Year	Land	Bldg	Total	Net Tax			
2021	42440	5680	48120	2084.60			
2020	42440	5680	48120	2093.32			

project	ben acres	/	%	factor
131 BLANCHARD RIVER MAINT				XA/2025
921 BLANCHARD RIVER MAINT				XA/2023
235 KELLOGG #983 - BLANCHARD				XA/2025

3

1

6

2

5

4

7

4557 CR 175 45843

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 Grain Bin	*PP	30X24	720		C	2000AV		0			0
2 Grain Bin	*PP	16X18	288		C	1997AV		0			0
3 Pole Build		1 100X58	5800		C	1980AV	69600		.65		24360
4 Grain Bin	*PP	16X18	288		C	1997AV		0			0
5 Grain Bin	*PP	16X18	288		C	1997AV		0			0
6 Grain Bin	*PP	0 16X18	288			1997AV		0			0
7 Grain Bin	*PP	0 16X18	288		C	1978AV		0			0

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	13.6350	6030	82220	2660	36270
C 6	DEA DEL RAY SILT LOAM 0	14.1128	5880	82980	2370	33450
C 17	HKA HASKINS SILT LOAM 0	1.5131	5900	8930	2950	4460
C 21	LA LATTY SILTY CLAY LO	5.5230	6240	34460	2860	15800
C 26	MF MILFORD SILTY CLAY	13.9029	6900	95930	3800	52830
C 39	PM PEWAMO SILTY CLAY L	13.8673	6490	90000	3560	49370
C 46	SKA SLEETH SILT LOAM, 0	2.1075	5880	12390	2970	6260
C 50	WE WESTLAND CLAY LOAM	5.7696	7650	44140	4060	23430
C 51	WSTL WASTE LAND	1.5000	120	180	50	80
W 1	BOA BLOUNT SILT LOAM 0-	.0430	3610	160	770	30
W 6	DEA DEL RAY SILT LOAM 0	.3498	3130	1090	480	170
W 21	LA LATTY SILTY CLAY LO	.3735	4210	1570	1420	530
W 39	PM PEWAMO SILTY CLAY L	.5687	5370	3050	1670	950
W 50	WE WESTLAND CLAY LOAM	.8253	6340	5230	2170	1790
970	DROW DITCH RIGHT OF WAY	2.7000				
980	ROAD ROAD	3.2085				

80 462330 (100%) 225420 CAUV # 1434
161820 (35%) 78900