

BLANCHARD TWP
NORTHERN SD

00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-180014.0000
R06

AGR
2025

- sale

2022 CARL A KOESTERS FARMS
2023 CARL A KOESTERS FARMS
2024 CARL A KOESTERS FARMS
2025 CARL A KOESTERS FARMS L
CR 60

2014-07-03
2014-07-03
2014-07-03
2014-07-03 SE 1/4 SW 1/4 S28 40.00A
3WD
\$0

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

$$-a/r$$

Tax Year	2022	2023	2024	2025
Prop Cls	110	110	110	110
Acres	40.0000	40.0000	40.0000	40.0000
Land100%	181140	197970	197970	197970
Bldg100%				0
Totl100%	181140t	197970t	197970t	197970t
Cauv100%	8830	12460	12460	12460

CAMA
110

197960

197960t
12470

69290

69290t

- Tax Value:
Land 35%

Bldg	35%	3090t	4300t	4300t	4300t
Totl	35%	3090t	4360t	4360t	4360t
Hmstd	35%				
Owner	0c				
Hmstd	RB				
Net Tax		133.16	148.28	149.62	149.02
Cauv Sav		2598.86	2208.18	2228.34	2219.26
Sp-Asmnt		147.18	151.18	147.18	153.64

Sal#	#p	sale date	Car	Type/Invalid*	Sale\$	co:land	co:blgd
340	3	2014-07-03	TO CARL A KOESTERS FARMS LLC	3WD	0	104770	0
184	2	2013-04-19	KOESTERS CARL A	2FD	485100	104770	0
9	4	1997-01-08	POTTS MARK M	4AF *	0	37770	0
840	0	1986-10-10		*	45500	0	64000

Year	Land	Bldg	Total	Net Tax
2021	13670	0	13670	592.20
2020	13670	0	13670	594.68

ben	acres	/ %	factor
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p r o j e c t
131 BLANCHARD RIVER MAINT
183 WARBROD - BLANCHARD
921 BLANCHARD RIVER MAINT
235 KELLOGG #983 - BLANCHARD

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XA/2025
XA/2025
XA/2023
XA/2025

CR 60

PUB PAVED ST/RD

Neighborhood:
Code:
Dwl/Gar/NC%

100
1.2500

Tab	#	S	O	I	L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM	0-	2.3479	6039	14160	230	540	
C	2	BOB	BLOUNT SILT LOAM,	2	3.2434	5770	18710	230	750	
C	12	FUA	FULTON SILT LOAM,	0-	1.1700	5248	6130	1770	2070	
C	13	FUB	FULTON SILT LOAM,	2	1.4698	5020	7380	230	340	
C	22	LE	LATTY SILTY CLAY		10.8838	6110	66500	230	2500	
C	44	SA	SARANAC SLTY CLAY L		9.8302	6390	62810	230	2260	
C	45	SHB	SHINROCK SILT LOAM,		1.5363	5550	8530	230	350	
C	51	WSTL	WASTE LAND		3.6000	120	430	50	180	
W	1	BOA	BLOUNT SILT LOAM	0-	.3524	3610	1270	770	270	
W	2	BOB	BLOUNT SILT LOAM,	2	.1798	3130	560	470	90	
W	12	FUA	FULTON SILT LOAM	0-	.4869	1760	860	230	110	
W	13	FUB	FULTON SILT LOAM,	2	2.0932	1290	2700	230	480	
W	22	LE	LATTY SILTY CLAY		.3858	3920	1510	1220	470	
W	44	SA	SARANAC SLTY CLAY L		.0213	3840	80	880	20	
W	45	SHB	SHINROCK SILT LOAM,		1.7166	3690	6330	1190	2040	
980		ROAD	ROAD		.6826					

12470	CAUV #	3799
4360		

Call Back:

Sign: PSN Date: 2015-11-02 Lister:

01-180014.0000-v082020R