

BLANCHARD TWP  
NORTHERN SD

00010

Hardin County, Ohio  
Michael T. Bacon, Auditor

01-180014.0000  
R06

AGR  
2025

sale

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

2022	CARL A KOESTERS FARMS	2014-07-03		
2023	CARL A KOESTERS FARMS	2014-07-03		
2024	CARL A KOESTERS FARMS	2014-07-03		
2025	CARL A KOESTERS FARMS L CR 60	2014-07-03 SE 1/4 SW 1/4 S28 40.00A 3WD		
		\$0		

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	40.0000	40.0000	40.0000	40.0000	
Land100%	181140	197970	197970	197970	197960
Bldg100%					0
Totl100%	181140t	197970t	197970t	197970t	197960t
Cauv100%	8830	12460	12460	12460	12470
Tax Value:					
Land 35%	3090	4360	4360	4360	69290
Bldg 35%					0
Totl 35%	3090t	4360t	4360t	4360t	69290t
Hmstd35%					
Owner Oc					
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	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
340	3	2014-07-03	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

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

CR 60

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-	2.3479	6030	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	5240	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				

40 197960 (100%) 12470 CAUV # 3799  
69290 ( 35%) 4360

Call Back: Sign: PSN Date: 2015-11-02 Lister: 01-180014.0000-v082020R