BLANCHARD TWP
NORTHERN SD 00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-180014.0000 AGR
R06 2026

sale

2023 CARL A KOESTERS FARMS	2014-07-03	
2024 CARL A KOESTERS FARMS	2014-07-03	
2025 CARL A KOESTERS FARMS	2014-07-03	
2026 CARL A KOESTERS FARMS L	2014-07-03 SE 1/4 SW 1/4 S28	40.00A
CR 60	3WD	
	$0	

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	110	110	110	110	0	110	110	110
Acres	40.0000	40.0000	40.0000	40.0000	40.0000			
Land100%	197970	197970	197970	197970		197970	287110	287100
Bldg100%				0				
Totl100%	197970t	197970t	197970t	197970t		197970t	287110t	287100t
Cauv100%	12460	12460	12460	12460		197970	287110	10060
Tax Value:								
Land 35%	4360	4360	4360	4360		4360	3520	100490
Bldg 35%								0
Totl 35%	4360t	4360t	4360t	4360t		4360t	3520t	100490t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	148.28	149.62	149.02	149.02	149.02			
Cauv Sav	2598.86	2208.18	2228.34	2219.26				
Sp-Asmnt	151.18	147.18	153.64	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
2022	3090	0	3090	133.16
2021	13670	0	13670	592.20

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% 1.6000

Tab #		S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	2.3479	8740	20520	230	540
C 2	BOB	BLOUNT SILT LOAM, 2	3.2434	8370	27150	230	750
C 12	FUA	FULTON SILT LOAM 0-	1.1700	7600	8890	1650	1930
C 13	FUB	FULTON SILT LOAM, 2	1.4698	7280	10700	230	340
C 22	LE	LATTY SILTY CLAY	10.8838	8860	96430	230	2500
C 44	SA	SARANAC SLTY CLAY L	9.8302	9270	91130	230	2260
C 45	SHB	SHINROCK SILT LOAM,	1.5363	8050	12370	230	350
C 51	WSTL	WASTE LAND	3.6000	170	610	50	180
W 1	BOA	BLOUNT SILT LOAM 0-	.3524	5230	1840	230	80
W 2	BOB	BLOUNT SILT LOAM, 2	.1798	4540	820	230	40
W 12	FUA	FULTON SILT LOAM 0-	.4869	2550	1240	230	110
W 13	FUB	FULTON SILT LOAM, 2	2.0932	1870	3910	230	480
W 22	LE	LATTY SILTY CLAY	.3858	5680	2190	230	90
W 44	SA	SARANAC SLTY CLAY L	.0213	5570	120	230	10
W 45	SHB	SHINROCK SILT LOAM,	1.7166	5350	9180	230	400
980	ROAD	ROAD	.6826				
			40		287100	(100%)	10060
					100490	(35%)	3520

CAUV # 3799

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