

BLANCHARD TWP
NORTHERN SD

00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-190011.0000
S12

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 S29 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%	157800	172460	172460	172460	172450
Bldg100%					0
Totl100%	157800t	172460t	172460t	172460t	172450t
Cauv100%	9490	27310	27310	27310	27320
Tax Value:					
Land 35%	3320	9560	9560	9560	60360
Bldg 35%					0
Totl 35%	3320t	9560t	9560t	9560t	60360t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	143.06	325.12	328.10	326.76	
Cauv Sav	2236.88	1727.64	1743.38	1736.30	
Sp-Asmnt	139.27	145.32	141.32	193.70	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
340	3	2014-07-03	CARL A KOESTERS FARMS LLC	3WD *	0	77490	0
560	1	2012-12-07	KOESTERS CARL A	1WD	20000	77490	0
3	1	2003-01-02	OATES EUGENE K	1QC *	0	49110	0
366	3	2002-09-03	OATES EUGENE K ETAL	3AF *	0	38230	0
255	1	1992-03-26		1WD *	0	37310	0

Year	Land	Bldg	Total	Net Tax
2021	7680	0	7680	332.70
2020	7680	0	7680	334.10

project	ben acres	/	%	factor
131 BLANCHARD RIVER MAINT				XA/2025
183 WARMBROD - BLANCHARD				XA/2025
235 KELLOGG #983 - BLANCHARD				XA/2025
921 BLANCHARD RIVER MAINT				XA/2023
247 KURT DITCH BLANCHARD RIVER M				XA/2025
286 DEARDORFF #1024 - 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-	.3923	6030	2370	2660	1040
C 12	FUA	FULTON	SILT	LOAM 0-	9.2600	5240	48520	230	2130
C 21	LA	LATTY	SILTY	CLAY LO	6.2400	6240	38940	230	1440
C 39	PM	PEWAMO	SILTY	CLAY L	.5900	6490	3830	230	140
W 1	BOA	BLOUNT	SILT	LOAM 0-	3.9600	3610	14300	770	3050
W 12	FUA	FULTON	SILT	LOAM 0-	6.0200	1760	10600	230	1390
W 21	LA	LATTY	SILTY	CLAY LO	12.7600	4210	53720	1420	18120
980	ROAD	ROAD			.7500				
C 1	BOA	BLOUNT	SILT	LOAM 0-	.0277	6030	170	230	10

40 172450 (100%) 27320 CAUV # 3799
60360 (35%) 9560

Call Back: Sign: PSN Date: 2015-11-02 Lister: 01-190011.0000-v082020R