BLANCHARD TWP
NORTHERN SD 00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-190011.0000 AGR
S12 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 S29	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%	172460	172460	172460	172460		172460	249970	249970
Bldg100%				0				
Totl100%	172460t	172460t	172460t	172460t		172460t	249970t	249970t
Cauv100%	27310	27310	27310	27310		172460	249970	9960
Tax Value:								
Land 35%	9560	9560	9560	9560		9560	3490	87490
Bldg 35%								0
Totl 35%	9560t	9560t	9560t	9560t		9560t	3490t	87490t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	325.12	328.10	326.76	326.76	326.76			
Cauv Sav	2236.88	1727.64	1743.38	1736.30				
Sp-Asmnt	145.32	141.32	193.70	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		200000	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
2022	3320	0	3320	143.06
2021	7680	0	7680	332.70

p r o j e c t		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% 1.6000

Tab #		S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	.3923	8740	3430	2550	1000
C 12	FUA	FULTON SILT LOAM 0-	9.2600	7600	70380	230	2130
C 21	LA	LATTY SILTY CLAY LO	6.2400	9050	56470	230	1440
C 39	PM	PEWAMO SILTY CLAY L	.5900	9410	5550	230	140
W 1	BOA	BLOUNT SILT LOAM 0-	3.9600	5230	20710	230	910
W 12	FUA	FULTON SILT LOAM 0-	6.0200	2550	15350	230	1390
W 21	LA	LATTY SILTY CLAY LO	12.7600	6100	77840	230	2940
980	ROAD	ROAD	.7500				
C 1	BOA	BLOUNT SILT LOAM 0-	.0277	8740	240	230	10
			40		249970	(100%)	9960
					87490	(35%)	3490

CAUV # 3799

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

01-190011.0000-v082020R