

BLANCHARD TWP  
NORTHERN SD

00010

Hardin County, Ohio  
Michael T. Bacon, Auditor

01-200006.0000  
T24

AGR  
2025

sale

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

2022 KURT FARMS LLC	2018-11-13
2023 KURT FARMS LLC	2018-11-13
2024 KURT FARMS LLC	2018-11-13
2025 KURT FARMS LLC	2018-11-13 PT NW 1/4 & PT E 1/2 S30
US 68	2WD 172.259A
\$270,000	

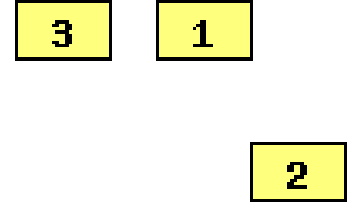
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	199	199	199	199	199
Acres	172.2590	172.2590	172.2590	172.2590	
Land100%	950740	1038830	1038830	1038830	1038830
Bldg100%	6260	9200	9200	9200	9200
Totl100%	957000t	1048030t	1048030t	1048030t	1048030t
Cauv100%	253430	489230	489230	489230	489230
Tax Value:					
Land 35%	88700	171230	171230	171230	363590
Bldg 35%	2190	3220	3220	3220	3220
Totl 35%	90890t	174450t	174450t	174450t	366810t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	3916.60	5932.78	5986.92	5962.56	
Cauv Sav	10516.96	6541.88	6601.56	6574.74	
Sp-Asmnt	374.53	386.53	374.53	389.74	

all buildings go with new split except for the big barn and grain bins  
012000070000 63.999a  
012000080000 85.26a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
560	2	2018-11-13	KURT FARMS LLC	2WD	270000	950740	6260
453	2	2018-11-09	KURT DAVID A	2WD *	0	950740	6260
762	2	2003-12-23	KURT FARMS LLC	2WD *	396000	294600	67570
231	1	1992-03-17		1UN *	0	0	217310
830	0	1985-11-18			0	0	408910

Year	Land	Bldg	Total	Net Tax
2021	88700	2190	90890	3937.40
2020	88700	2190	90890	3953.92

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



US 68 45836

PUB ELECTRIC  
PUB GAS  
PRIV WATER  
PRIV SEWER  
PUB PAVED ST/RD

Neighborhood:  
Code: 100  
Dwl/Gar/NC% 1.2500

Bldg	Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Cond	Replace	Phy	Fnc	True
			FtxFt		Rate		Value		Value	Dpr	Dpr	Value
1	Flat Barn		78X76	5928		D	OLD/AV		56910	.80	.50	5690
2	Flat Barn		43X50	2150		D	OLD/AV		20640	.80	.50	2060
3	Grain Bin	*PP	22X18	396		C	OLD/		0			0
4	Lean-To		15X43	645		D	OLD/AV		4130	.65		1450
Tab #	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv					
C 1	BOA BLOUNT SILT LOAM 0-		70.4509	6030	424820	2660	187400					
C 2	BOB BLOUNT SILT LOAM, 2		27.0043	5770	155810	2360	63730					
C 6	DEA DEL RAY SILT LOAM 0		4.7074	5880	27680	2370	11160					
C 14	GWB GLYNWOOD SILT LOAM		5.1889	5400	28020	1750	9080					
C 26	MF MILFORD SILTY CLAY		17.8017	6900	122830	3800	67650					
C 39	PM PEWAMO SILTY CLAY L		41.4184	6490	268810	3560	147450					
C 51	WSTL WASTE LAND		.5505	120	70	50	30					
W 1	BOA BLOUNT SILT LOAM 0-		1.6017	3610	5780	770	1230					
W 2	BOB BLOUNT SILT LOAM, 2		.1284	3130	400	470	60					
W 39	PM PEWAMO SILTY CLAY L		.8592	5370	4610	1670	1440					
980	ROAD ROAD		2.5476									

172.259 1038830 (100%) 489230 CAUV # 3250  
363590 ( 35%) 171230

Call Back: Sign: PSN Date: 2015-11-02 Lister: 01-200006.0000-v082020R