

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	Tax Year 2022	2023 2024 2025
2023 KURT FARMS LLC	2018-11-13	Prop Cls 199	199 199 199
2024 KURT FARMS LLC	2018-11-13	Acres 172.2590	172.2590 172.2590 172.2590
2025 KURT FARMS LLC	2018-11-13 PT NW 1/4 & PT E 1/2 S30	Land100% 950740	1038830 1038830 1038830
US 68	2WD 172.259A	Bldg100% 6260	9200 9200 9200
	\$270,000	Totl100% 957000t	1048030t 1048030t 1048030t
		Cauv100% 253430	489230 489230 489230
		Tax Value:	
		Land 35% 88700	171230 171230 171230
		Bldg 35% 2190	3220 3220 3220
		Totl 35% 90890t	174450t 174450t 174450t
		Hmstd35% Owner 0c	
		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\$
560	2	2018-11-13	KURT FARMS LLC	2WD	270000
453	2	2018-11-09	KURT DAVID A	2WD *	0
762	2	2003-12-23	KURT FARMS LLC	2WD *	396000
231	1	1992-03-17		1UN *	0
830	0	1985-11-18			0
Year	Land	Bldg	Total	Net Tax	
2021	88700	2190	90890	3937.40	
2020	88700	2190	90890	3953.92	
p r o j e c t					
131	BLANCHARD RIVER MAINT			XA/2025	ben acres / % factor
183	WARMBROD - BLANCHARD			XA/2025	
921	BLANCHARD RIVER MAINT			XA/2023	
235	KELLOGG #983 - BLANCHARD			XA/2025	

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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 Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True 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:									