

BLANCHARD TWP
NORTHERN SD

00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-230002.0000
W07

AGR
2025

sale

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

2022 THOMPSON ERNEST & DEB	2002-12-23
2023 THOMPSON ERNEST & DEB	2002-12-23
2024 THOMPSON ERNEST & DEB	2002-12-23
2025 THOMPSON ERNEST & DEBOR	2002-12-23
5151 CR 159	PT N 1/2 S33 45.00A LSD SEE PCL 01-230002.01 FOR REST OF SPECIAL ASSESMEN
FOREST OH 45843	\$93,000

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	111	111	111	111	111	111
Acres	45.0000	45.0000	45.0000	45.0000	45.0000	
Land100%	197800	217400	217400	217400	217400	217390
Bldg100%	215910	257110	257110	257110	257110	257110
Totl100%	413710t	474510t	474510t	474510t	474510t	474500t
Cauv100%	43510	88230	88230	88230	88230	88220

2027 THOMPSON PAUL TRUSTEE	2026-01-13
5151 CR 159	LWD
FOREST OH 45843	

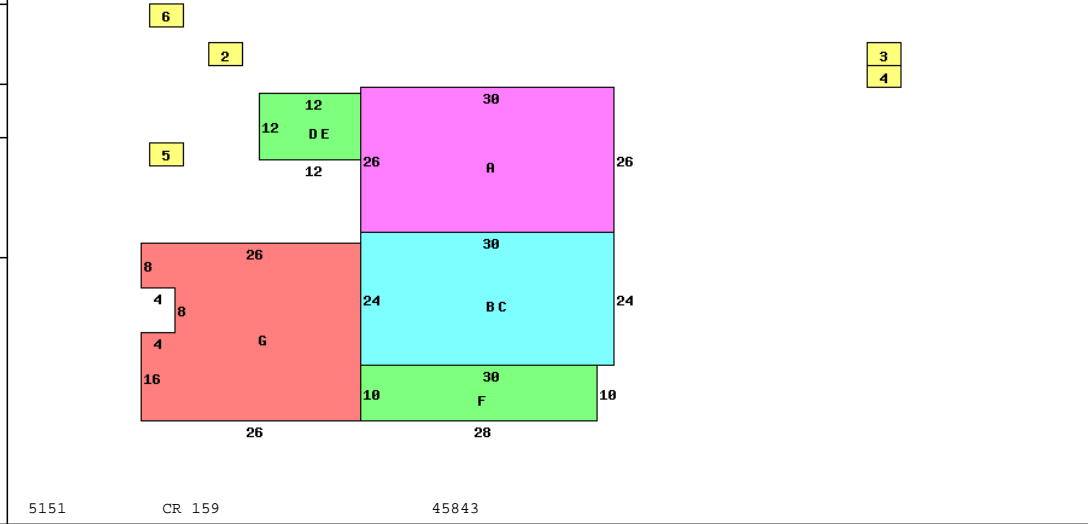
Tax Value:						
Land 35%	15230	30880	30880	30880	30880	76090
Bldg 35%	75570	89990	89990	89990	89990	89990
Totl 35%	90800t	120870t	120870t	120870t	120870t	166080t
Hmstd35%	66720	79820	79820	79820	79820	
Owner Oc	75.12	71.14	70.90	70.60	70.60	hmstd 5250 l 74570 b
Hmstd RB						
Net Tax	3837.60	4039.46	4077.22	4060.64	4060.64	
Cauv Sav	2326.96	1537.54	1551.56	1545.26	1545.26	
Sp-Asmnt	130.46	148.40	144.40	159.14	159.14	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F/C	M		780		a	*MAIN
	CATH	X		720		b	OTHER
1	F/C	A		720		c	ADDTN
	CAN	P		144	1150	d	PORCH
	DK	P		144	2160	e	PORCH
	OFFP	P		280	8400	f	PORCH
1	F	A		800		g	ADDTN

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
17	1	2026-01-13	THOMPSON PAUL TRUSTEE	LWD *	0	217400	257110
692	1	2002-12-23	THOMPSON ERNEST & DEBORA	LSD	93000	65340	22800
247	2	1996-07-01	SPEARMAN ALVIS R & GAIL	2CT *	0	32000	12400
1026	1	1992-11-05		1QC *	12000	0	47200

Year	Land	Bldg	Total	Net Tax
2021	15230	75790	91020	3867.24
2020	15230	67460	82690	3530.62

project	ben acres	/	%	factor
131 BLANCHARD RIVER MAINT				XA/2025
183 WARMBROD - BLANCHARD				XA/2025
235 KELLOGG #983 - BLANCHARD				XA/2025
247 KURT DITCH BLANCHARD RIVER M				XA/2025
500 HARDIN COUNTY LANDFILL				XA/2025
921 BLANCHARD RIVER MAINT				XA/2023
286 DEARDORFF #1024 - BLANCHARD				XA/2025



5151 CR 159 45843

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 2	Sq-Ft Value
Floor Level	
Main	FRAME 2300 153390
Full Upper	FRAME 780 57070
Subtotal	210460
Shingle	Roof GABLE
B 1 2 U A	
Plaster/Drywall	D D Heating -3530
Floor/Carpet	X X Air Conditioning 5430
Number of Rooms	4 3 Plumbing 1400
Bedrooms	1 2 Extra Features 11710
Central A/C	A Total Value 225470
Plumbing	PUB ELECTRIC
Standard	1 PRIV WATER
Extra 2 Fixture	1 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 DWELLING	2 F/C		3080			C-	2006AV	202920	.16		213070
2 Pole Build		48X66	3168			C	2006AV	38020	.50		19010
3 Pole Build		40X60	2400			C	2011AV	34800	.35		22620 CONCRETE FL
4 P	CAN		464			C	2011AV	3710	.35		2410
5 CARPORT	*PP	18X20	360				OLD/	0			0
6 Shed	*PP	10X12	120				OLD/	0			0
7 Shed	*PP	6X12	72				OLD/	0			0

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	1.6781	6030	10120	2660	4460
C 2	BOB BLOUNT SILT LOAM, 2	3.4281	5770	19780	2360	8090
C 12	FUA FULTON SILT LOAM 0-	8.3544	5240	43780	1770	14790
C 13	FUB FULTON SILT LOAM, 2	3.0477	5020	15300	1490	4540
C 21	LA LATTY SILTY CLAY LO	1.5800	6240	9860	2860	4520
C 44	SA SARANAC SLTY CLAY L	4.6789	6390	29900	2770	12960
W 2	BOB BLOUNT SILT LOAM, 2	1.1665	3130	3650	470	550
W 44	SA SARANAC SLTY CLAY L	7.5642	3840	29050	880	6660
C 51	WSTL WASTE LAND	2.5000	120	300	50	130
970	DROW DITCH RIGHT OF WAY	.6800				
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000
980	ROAD ROAD	1.6989				
W 12	FUA FULTON SILT LOAM 0-	.3862	1760	680	230	90
W 13	FUB FULTON SILT LOAM, 2	.9069	1290	1170	230	210
W 21	LA LATTY SILTY CLAY LO	.2301	4210	970	1420	330
C 2	BOB BLOUNT SILT LOAM, 2	.3553	5770	2050	2360	840
C 12	FUA FULTON SILT LOAM 0-	.0013	5240	10	1770	
C 13	FUB FULTON SILT LOAM, 2	.6723	5020	3370	1490	1000
C 44	SA SARANAC SLTY CLAY L	5.0711	6390	32400	2770	14050

		45		217390	(100%)	88220	CAUV # 4746
				76090	(35%)	30880	