BLANCHARD TWP
NORTHERN SD 00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-230002.0000 AGR
W07 2026

sale

2023 THOMPSON ERNEST & DEB	2002-12-23	
2024 THOMPSON ERNEST & DEB	2002-12-23	
2025 THOMPSON ERNEST & DEB	2002-12-23	
2026 THOMPSON ERNEST & DEBOR	2002-12-23	PT N 1/2 S33 45.00A
5151 CR 159	1SD	SEE PCL 01-230002.01 FOR
	$93,000	REST OF SPECIAL ASSESSMEN
FOREST OH 45843		

2028 THOMPSON PAUL TRUSTEE	2026-01-13	
5151 CR 159	1WD	
FOREST OH 45843		

Eff Rate:– 37.57 — 37.86 — 37.71 — 37.72 — a/r

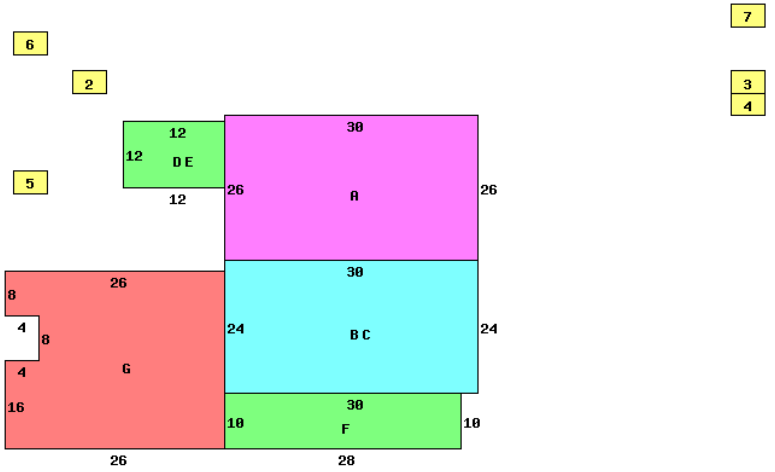
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	45.0000	45.0000	45.0000	45.0000	45.0000			
Land100%	217400	217400	217400	217400		217400	315290	315280
Bldg100%	257110	257110	257110	257110		257110	316770	316770
Totl100%	474510t	474510t	474510t	474510t		474510t	632060t	632050t
Cauv100%	88230	88230	88230	88230		217400	315290	86050
Tax Value:								
Land 35%	30880	30880	30880	30880		30880	30120	110350
Bldg 35%	89990	89990	89990	89990		89990	110870	110870
Totl 35%	120870t	120870t	120870t	120870t		120870t	140990t	221220t
Hmstd35%	79820	79820	79820	79820		79820	103070	
Owner Oc	71.14	70.90	70.60	70.60	70.60	hmstd 5250 l	74570 b	
Hmstd RB								
Net Tax	4039.46	4077.22	4060.64	4060.64	4060.64			
Cauv Sav	2326.96	1537.54	1551.56	1545.26				
Sp-Asmnt	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
	OFP	P		280	8400	f	PORCH
1	F	A		800		g	ADDTN

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
17	1	2026-01-13	THOMPSON PAUL TRUSTEE	1WD	*	0	217400	257110
692	1	2002-12-23	THOMPSON ERNEST & DEBORA	1SD		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
2022	15230	75570	90800	3837.60
2021	15230	75790	91020	3867.24

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

			Sq-Ft	Value
Story Height 2				
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
			Total Value	225470
Central A/C	A			
Plumbing			PUB ELECTRIC	
Standard	1		PRIV WATER	
Extra 2 Fixture	1		PRIV SEWER	
			PUB PAVED ST/RD	
			Neighborhood:	
			Code:	100
			Dwl/Gar/NC%	1.6000

	Bldg Type	SHB+Cons	DixHt FtxFt	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		272730	
2	Pole Build		48X66	3168		C	2006AV	38020	.50		19010	
3	Pole Build		40X60	2400		C	2011AV	34800	.35		22620	CONCRET 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-	.8958	8740	7830	2550	2280
C	2	BOB	BLOUNT SILT LOAM, 2	3.4281	8370	28690	2230	7650
C	12	FUA	FULTON SILT LOAM 0-	8.2934	7600	63030	1650	13680
C	13	FUB	FULTON SILT LOAM, 2	3.0477	7280	22190	1360	4150
C	21	LA	LATTY SILTY CLAY LO	.6816	9050	6170	2730	1860
C	44	SA	SARANAC SLTY CLAY L	4.6789	9270	43370	2660	12450
W	2	BOB	BLOUNT SILT LOAM, 2	1.1665	4540	5300	230	270
W	44	SA	SARANAC SLTY CLAY L	7.5642	5570	42130	230	1740
C	51	WSTL	WASTE LAND	2.5000	170	430	50	130
	970	DROW	DITCH RIGHT OF WAY	.6800				
	670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
	980	ROAD	ROAD	1.6989				
W	12	FUA	FULTON SILT LOAM 0-	.3862	2550	980	230	90
W	13	FUB	FULTON SILT LOAM, 2	.9069	1870	1700	230	210
W	21	LA	LATTY SILTY CLAY LO	.2301	6100	1400	230	50
C	2	BOB	BLOUNT SILT LOAM, 2	.3553	8370	2970	2230	790
C	12	FUA	FULTON SILT LOAM 0-	.0013	7600	10	1650	
C	13	FUB	FULTON SILT LOAM, 2	.6723	7280	4890	1360	910
C	44	SA	SARANAC SLTY CLAY L	5.0711	9270	47010	2660	13490
C	1	BOA	BLOUNT SILT LOAM 0-	.7823	8740	6840	2550	2000
C	12	FUA	FULTON SILT LOAM 0-	.0610	7600	460	1650	100
C	21	LA	LATTY SILTY CLAY LO	.8984	9050	8130	2730	2450
				45		315280	(100%)	86050
						110350	(35%)	30120

CAUV # 4746