

BLANCHARD TWP
NORTHERN SD

00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-240021.0000
X17.01

AGR
2025

sale

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

2022 RODABAUGH FARMS LLC	2021-10-08
2023 RODABAUGH FARMS LLC	2021-10-08
2024 RODABAUGH FARMS LLC	2021-10-08
2025 RODABAUGH FARMS LLC	2021-10-08 PT W2 SW4 S34 61.887A
CR 167	2WD
	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	110
Acres	61.8870	61.8870	61.8870	61.8870	342470
Land100%	313430	342460	342460	342460	0
Bldg100%					342470t
Totl100%	313430t	342460t	342460t	342460t	141020
Cauv100%	83800	141030	141030	141030	
Tax Value:					
Land 35%	29330	49360	49360	49360	119860
Bldg 35%					0
Totl 35%	29330t	49360t	49360t	49360t	119860t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1263.88	1678.66	1693.96	1687.10	
Cauv Sav	3463.28	2166.66	2419.50	2409.62	
Sp-Asmnt	46.92	50.92	46.92	61.76	

Orig Tax Year 2022
Parent: 01-240003.0000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
445	2	2021-10-08	RODABAUGH FARMS LLC	2WD *	0	0	0
542	2	2021-10-08	RODABAUGH CHRIS	2FD	748444	0	0

Year	Land	Bldg	Total	Net Tax
2021	26120	0	26120	1131.54

project	ben acres	/ %	factor
131 BLANCHARD RIVER MAINT			XA/2025
133 BREIDENBACH - BLANCHARD			XA/2025
921 BLANCHARD RIVER MAINT			XA/2023
235 KELLOGG #983 - BLANCHARD			XA/2025

CR 167

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

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	22.7024	6030	136900	2660	60390
C 2	BOB BLOUNT SILT LOAM, 2	.2566	5770	1480	2360	610
C 12	FUA FULTON SILT LOAM 0-	1.2099	5240	6340	1770	2140
C 21	LA LATTY SILTY CLAY LO	9.9555	6240	62120	2860	28470
C 39	PM PEWAMO SILTY CLAY L	11.9527	6490	77570	3560	42550
C 44	SA SARANAC SLTY CLAY L	1.7742	6390	11340	2770	4920
51	WSTL WASTE LAND	4.5000	120	540	50	230
W 44	SA SARANAC SLTY CLAY L	.0055	3840	20	880	10
980	ROAD ROAD	2.1768				
C 1	BOA BLOUNT SILT LOAM 0-	.4640	6030	2800	230	110
C 2	BOB BLOUNT SILT LOAM, 2	1.1426	5770	6590	230	260
C 21	LA LATTY SILTY CLAY LO	.6465	6240	4030	230	150
C 39	PM PEWAMO SILTY CLAY L	1.5430	6490	10010	230	360
C 44	SA SARANAC SLTY CLAY L	3.5573	6390	22730	230	820

61.887 342470 (100%) 141020 CAUV # 4034
119860 (35%) 49360