

BLANCHARD TWP
RIVERDALE SD

00020

Hardin County, Ohio
Michael T. Bacon, Auditor

02-080008.0000
H07

AGR
2025

sale

Eff Rate:- 37.34 — 32.22 — 32.62 — 32.56 — a/r

2022 VAN SCHOIK JOYCE	2017-06-02			
2023 VAN SCHOIK JOYCE	2017-06-02			
2024 VAN SCHOIK JOYCE	2017-06-02			
2025 VAN SCHOIK TIM E ETAL	2024-09-05	PT S 1/2 S10	48.15A	
CR 175	4AF			
	\$0			

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	48.1500	48.1500	48.1500	48.1500	
Land100%	253510	277000	277000	277000	276990
Bldg100%					0
Totl100%	253510t	277000t	277000t	277000t	276990t
Cauv100%	62430	123910	123910	123910	123920
Tax Value:					
Land 35%	21850	43370	43370	43370	96950
Bldg 35%					0
Totl 35%	21850t	43370t	43370t	43370t	96950t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	738.86	1264.80	1282.02	1279.74	
Cauv Sav	2261.58	1562.54	1583.82	1581.02	
Sp-Asmnt	32.79	76.98	77.21	85.79	

2026 FULKS GARY L & DEBRA	2025-03-13			
CR 175	1SD			

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
98	1	2025-03-13	FULKS GARY L & DEBRA A	1SD	577800	277000	0
403	4	2024-09-05	VAN SCHOIK TIM E ETAL	4AF *	0	277000	0
253	5	2017-06-02	VAN SCHOIK JOYCE	5AF *	0	182110	0
231	5	2011-06-13	VAN SCHOIK HAR	5SD *	0	148840	0

Year	Land	Bldg	Total	Net Tax
2021	21850	0	21850	807.26
2020	21850	0	21850	809.24

Project	ben acres	/	%	factor
130 HIGGINS - BLANCHARD				XA/2025
169 KEIPER JOINT - BLANCHARD				XA/2025
921 BLANCHARD RIVER MAINT				XA/2023
497 KEIPER JT DITCH - HANCOCK CO				XA/2015
235 KELLOGG #983 - BLANCHARD				XA/2025

CR 175

PUB PAVED ST/RD
Topo: ROLLING

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

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILTY LOAM 0-	32.7943	6030	197750	2660	87230
C 39	PM PEWAMO SILTY CLAY L	7.7585	6490	50350	3560	27620
C 52	PKA PEWAMO SICL 0-1% SL	1.0559	6490	6850	3560	3760
W 1	BOA BLOUNT SILTY LOAM 0-	4.4270	3610	15980	770	3410
W 39	PM PEWAMO SILTY CLAY L	.7288	5370	3910	1670	1220
W 52	PKA PEWAMO SICL 0-1% SL	.3814	5370	2050	1670	640
C 51	WSTL WASTE LAND	.8390	120	100	50	40
980	ROAD ROAD	.1651				

48.15 276990 (100%) 123920 CAUV # 4698
96950 (35%) 43370

Call Back: Sign: PSN Date: 2015-10-20 Lister: 02-080008.0000-v082020R