

BLANCHARD TWP  
RIVERDALE SD

00020

Hardin County, Ohio  
Michael T. Bacon, Auditor

02-090015.0000  
I22

AGR  
2025

sale

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

2022 PARSELL KEVIN D & LAU	2014-01-03
2023 PARSELL KEVIN D & LAU	2014-01-03
2024 PARSELL KEVIN D & LAU	2014-01-03
2025 PARSELL KEVIN D & LAURA CR 175	2014-01-03 PT N 1/2 NE 1/4 S15 1WD 62.687A \$217,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	62.6870	62.6870	62.6870	62.6870	
Land100%	316370	345690	345690	345690	345690
Bldg100%					0
Totl100%	316370t	345690t	345690t	345690t	345690t
Cauv100%	68570	141770	141770	141770	141770
Tax Value:					
Land 35%	24000	49620	49620	49620	120990
Bldg 35%					0
Totl 35%	24000t	49620t	49620t	49620t	120990t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	811.58	1447.06	1466.76	1464.16	
Cauv Sav	2932.78	2081.36	2109.70	2105.96	
Sp-Asmnt	17.69	51.08	47.08	65.40	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
4	1	2014-01-03	PARSELL KEVIN D & LAURA	A 1WD	217000	176660	0
Year	Land	Bldg	Total	Net Tax			
2021	24000	0	24000	886.68			
2020	24000	0	24000	888.84			

p r o j e c t		ben acres	/	%	factor
130	HIGGINS - BLACHARD				XA/2025
235	KELLOGG #983 - BLANCHARD				XA/2025
921	BLANCHARD RIVER MAINT				XA/2023
257	BAERTSCHE #1002 BLANCHARD RI				XA/2025

CR 175

PUB PAVED ST/RD

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-	33.6821	6030	203100	2660	89590
C 2	BOB BLOUNT SILT LOAM, 2	14.1416	5770	81600	2360	33370
C 14	GWB GLYNWOOD SILT LOAM	.6758	5400	3650	1750	1180
C 39	PM PEWAMO SILTY CLAY L	3.3193	6490	21540	3560	11820
W 1	BOA BLOUNT SILT LOAM 0-	2.7329	3610	9870	770	2100
W 2	BOB BLOUNT SILT LOAM, 2	2.8751	3130	9000	470	1350
W 6	DEA DEL RAY SILT LOAM 0	.0793	3130	250	480	40
W 39	PM PEWAMO SILTY CLAY L	1.1068	5370	5940	1670	1850
C 51	WSTL WASTE LAND	1.0000	120	120	50	50
980	ROAD ROAD	1.2341				
C 2	BOB BLOUNT SILT LOAM, 2	1.8400	5770	10620	230	420

62.687 345690 (100%) 141770 CAUV # 3878  
120990 ( 35%) 49620

Call Back: Sign: PSN Date: 2015-10-20 Lister: 02-090015.0000-v082020R