BLANCHARD TWP
NORTHERN SD 00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-020016.0000 RES
B21 2025

sale

2022 POWELL SHAINA & BRAND	2021-03-29	
2023 POWELL SHAINA & BRAND	2021-03-29	
2024 POWELL SHAINA & BRAND	2021-03-29	
2025 POWELL SHAINA & BRANDON	2021-03-29	PT E1/2 NE1/4 S4 6.759A
0129 TR 165	1SD	
	$185,000	
DUNKIRK OH 45836		

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

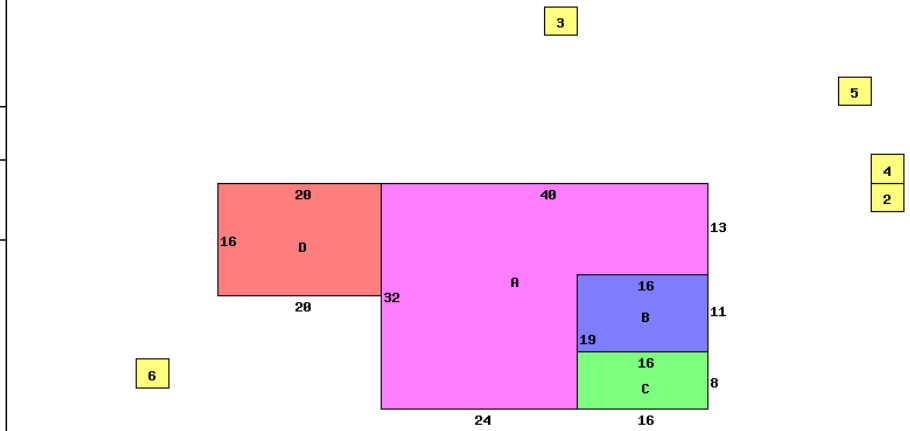
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	6.7600	6.7600	6.7600	6.7600	
Land100%	21230	32290	32290	32290	32280
Bldg100%	148800	171340	219570	221630	221620
Totl100%	170030t	203630t	251860t	253910t	253900t
Cauv100%					
Tax Value:					
Land 35%	7430	11300	11300	11300	11300
Bldg 35%	52080	59970	76850	77570	77570
Totl 35%	59510t	71270t	88150t	88870t	88870t
Hmstd35%			69890	68970	
Owner Oc			62.08	61.00	hmstd 5250 l 63720 b
Hmstd RB					
Net Tax	2564.40	2423.78	2963.14	2976.52	
Sp-Asmnt	18.00	24.50	20.00	32.46	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		976		a	*MAIN
F	F	G		176	4220	b	GRAGE
	OFP	P		128	3840	c	PORCH
1	F/C	A		320		d	ADDTN

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
105	1	2021-03-29	POWELL SHAINA & BRANDON M	1SD		185000	21230	148800
171	1	2017-04-18	HOLTER CHRISTOPHER & CARL	1SD		161500	17400	98600
184	1	2014-05-14	CASS JERROD & NICOLE L NO	1SD		129900	16260	96110
226	1	2010-05-21	WALTER ROBERT J	1WD	*	58700	22800	92430
561	1	2008-11-14	UNITED MIDWEST SAVINGS B	1DD	*	80000	22800	92430
518	1	1999-09-03	THOMAS SCOTT A	1WD		26000	8170	0
645	1	1991-08-16		1WD		12000	6800	0
996	2	1988-12-06		2WD		25000	0	16800

Year	Land	Bldg	Total	Net Tax
2021	7430	52080	59510	2578.00
2020	7430	52080	59510	2588.80

project			ben acres	/ %	factor
497	KEIPER JT DITCH - HANCOCK CO	XA/2015			
500	HARDIN COUNTY LANDFILL	XA/2025			
468	STONE JOINT DITCH - HANCOCK	XA/2025			
921	BLANCHARD RIVER MAINT	XA/2023			



0129 TR 165 45836

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1296	107140
	Full Upper	FRAME	176	18660
	Part Upper	FRAME	976	38030
	Subtotal			163830
Shingle	Roof	GMBREL		

B 1 2 U A

Plaster/Drywall	D	D	Air Conditioning	4330
Floor/Carpet	X	X	Plumbing	1400
Floor/Tile-Lino	X	X	Garages and Carports	4220
Number of Rooms	3	2	Extra Features	3840
Bedrooms		2	Total Value	177620
Central Heat	A		PUB ELECTRIC	
FORCED AIR			PRIV WATER	
Central A/C	A		PRIV SEWER	
Plumbing			PUB PAVED ST/RD	
Standard	1			
Extra 2 Fixture	1		Neighborhood:	
			Code:	100
			Dwl/Gar/NC%	1.2500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value	
1	DWELLING	1H F/C		2448		C	2004AV	177620	.18		182060	
2	Garage		24X32	768		C	2010AV	18430	.40		13820	
3	Shed		10X15	150		C	2023AV	1440	.05		1370	1 SIDE OPN
4	Lean-To		8X32	256		C	2010AV	2050	.40		1230	
5	Pole Build		36X50	1800		C	2023AV	21600	.05		20520	
6	P	DK		184		C	2023AV	2760	.05		2620	

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				15000	15000	15000	15000
other	5.7600				3000	3000	17280	17280

Call Back: Sign: PSN Date: 2015-10-15 Lister: