BLANCHARD TWP
NORTHERN SD 00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-020019.0000 RES
B22 2025

sale

2022 THAMES ED & PEG		
2023 LAPIERRE RYAN & HANNA	2022-04-08	
2024 LAPIERRE RYAN & HANNA	2022-04-08	
2025 LAPIERRE RYAN & HANNAH	2022-04-08 PT NE4 NE4 & PT E2 NE4	
14958 CR 10	1WD S4 7.001A	
	$450,000	
FOREST OH 45843		

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

	2022	2023	2024	2025	2025			
Tax Year								CAMA
Prop Cls	511	511	511	511	511			511
Acres	7.0010	7.0010	7.0010	7.0010	7.0010			
Land100%	21600	33000	33000	33000	33000			33000
Bldg100%	188170	281540	281540	281540	281540			281530
Totl100%	209770t	314540t	314540t	314540t	314540t			314530t
Cauv100%								
Tax Value:								
Land 35%	7560	11550	11550	11550	11550			11550
Bldg 35%	65860	98540	98540	98540	98540			98540
Totl 35%	73420t	110090t	110090t	110090t	110090t			110090t
Hmstd35%	67250	97320	97320	96730	96730			
Owner Oc	75.72	86.72	86.44	85.56	85.56	hmstd	5250 l	91480 b
Hmstd RB								
Net Tax	3088.06	3657.28	3691.72	3677.24	3677.24			
Sp-Asmnt	18.00	26.00	18.00	18.00				

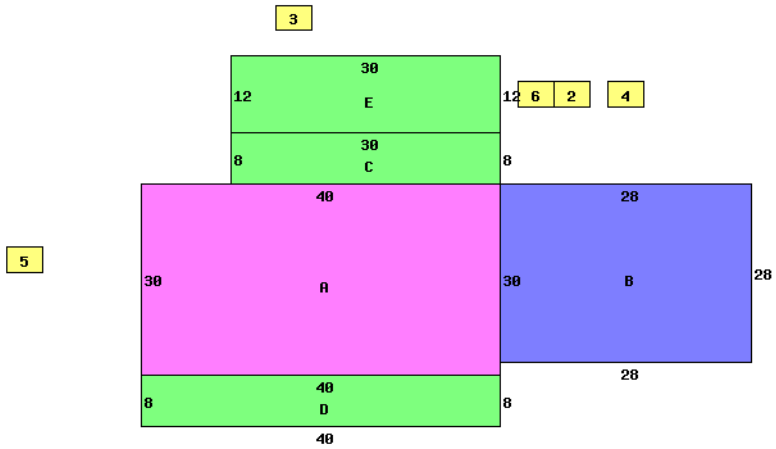
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		1200		a	*MAIN
	F2	G		784	18820	b	GRAGE
	EFP	P		240	9600	c	PORCH
	OFP	P		320	9600	d	PORCH
	DK	P		360	5400	e	PORCH

#: 020 L/W
010200200000 2.00a

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
153	1	2022-04-08	LAPIERRE RYAN & HANNAH	JO 1WD	450000	21600	188170

Year	Land	Bldg	Total	Net Tax
2021	7560	65860	73420	3104.46
2020	7560	65860	73420	3117.56

p r o j e c t		ben acres	/ %	factor
497 KEIPER JT DITCH - HANCOCK CO	XA/2015			
921 BLANCHARD RIVER MAINT	XA/2023			
500 HARDIN COUNTY LANDFILL	XA/2025			



14958 CR 10 45843

Occupancy 1 Single Family *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1200	106310
	Part Upper	FRAME	1200	39340
	Basement		1200	22360
	Subtotal			168010
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X X	1200 sq ft	Basement Finish	12760
Unfinished Wall	X		Fireplaces	2000
Floor/Carpet	X X		Air Conditioning	4280
Number of Rooms	1 3 3		Plumbing	4200
Bedrooms	1 3		Garages and Carports	18820
			Extra Features	24600
Fireplace			Total Value	234670
Openings	1			
Stacks	1		PUB ELECTRIC	
Central Heat	A		PRIV WATER	
FORCED AIR			PRIV SEWER	
Central A/C	A		PUB PAVED ST/RD	
Plumbing				
Standard	1		Neighborhood:	
Extra 3 Fixture	2		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	1HB F		3600		C+	1991VG	258140	.19		261370
2	Pole Build		40X60	2400		C	1991AV	28800	.65		10080
3	Shed	*NV		0			OLD/	0			0
4	Shed		12X16	192		D	OLD/AV	1840	.65		640
5	POND	*.16A		0			OLD/	0			0
6	P	OFP	10X16	160		C	1991AV	4800	.65		1680
7	Shed		8X28	224		D	2014AV	2150	.30		1510
8	Shed			930		D	2014AV	8930	.30		6250

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				15000	15000	15000	15000
other	6.0010				3000	3000	18000	18000

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