BLANCHARD TWP
NORTHERN SD 00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-040021.0000 RES
D24 2026

sale

2023	WALDEN RICHARD J & LI	1993-07-27
2024	WALDEN RICHARD J & LI	1993-07-27
2025	WALDEN RICHARD J & LI	1993-07-27
2026	WALDEN RICHARD J & LISA	1993-07-27 PT SE 1/4 SE 1/4 S6
	0883 TR 145	1SD 1.00A
		$95,000
	DUNKIRK OH 45836	

Eff Rate:– 37.57 — 37.86 — 37.71 — 37.72 — a/r

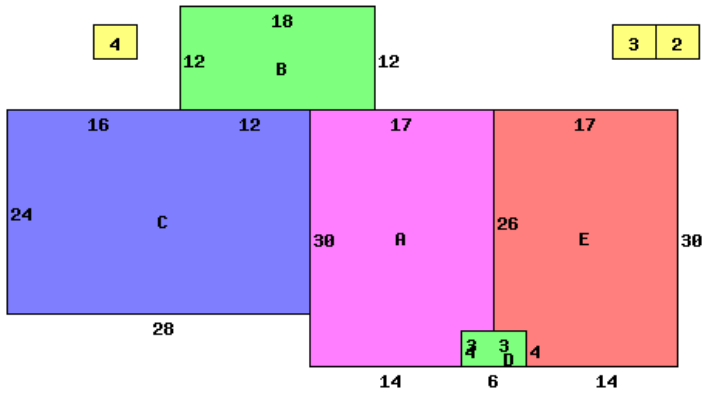
	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	511	511	511	511	0	511	511	511
Acres	1.0000	1.0000	1.0000	1.0000	1.0000			
Land100%	15000	15000	15000	15000		15000	17260	17250
Bldg100%	154170	154170	154170	154170		154170	196230	196230
Totl100%	169170t	169170t	169170t	169170t		169170t	213490t	213480t
Cauv100%								
Tax Value:								
Land 35%	5250	5250	5250	5250		5250	6040	6040
Bldg 35%	53960	53960	53960	53960		53960	68680	68680
Totl 35%	59210t	59210t	59210t	59210t		59210t	74720t	74720t
Hmstd35%	55830	55830	55830	55830		55830	70780	
Owner Oc	49.76	49.58	49.38	49.38	49.38	hmstd 5250 l	50580 b	
Hmstd RB								
Net Tax	1963.88	1982.46	1974.36	1974.36	1974.36			
Sp-Asmnt	22.00	18.00	37.20	37.20				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		498		a	*MAIN
	DK	P		216	3240	b	PORCH
	F2	G		672	16130	c	GRAGE
	OFP	P		24	720	d	PORCH
1H	F/C	A		498		e	ADDTN

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
666	1	1993-07-27	WALDEN RICHARD J & LISA	1SD	95000	0	67000

Year	Land	Bldg	Total	Net Tax
2022	4410	41940	46350	1947.88
2021	4410	41940	46350	1958.20

project			ben acres	/ %	factor
921	BLANCHARD RIVER MAINT	XA/2023			
500	HARDIN COUNTY LANDFILL	XA/2025			
615	BEACH MAINT-HANCOCK COUNTY	XA/2025			



0883 TR 145 45836

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	996	104560
	Part Upper	FRAME	996	38800
	Basement		498	9540
	Subtotal			152900
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	X	Air Conditioning	3460
Panelled Wall	X		Plumbing	1400
Unfinished Wall	X		Garages and Carports	16130
Floor/Carpet	X	X	Extra Features	3960
Floor/Tile-Lino	X	X	Total Value	177850
Number of Rooms	2	3 3		
Bedrooms		3	PUB ELECTRIC	
			PRIV WATER	
Central Heat	A		PRIV SEWER	
FORCED AIR			PUB PAVED ST/RD	
Central A/C	A			
Plumbing			Neighborhood:	
Standard	1		Code:	100
Extra 2 Fixture	1		Dwl/Gar/NC%	1.6000

	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		1992		C	1972GD	177850	.35		184960
2	Garage		20X24	480		C	1978GD	11520	.60		7370
3	Shop-Stud		25X26	650		C	1982GD	9750	.60		3900
4	Shed	*PP	12X12	144			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250

Call Back: Sign: PSN Date: 2015-10-16 Lister: