BLANCHARD TWP
NORTHERN SD 00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-040024.0000 RES
D32 2026

sale

2023 SHEPHERD DIXIE H	2013-03-28	
2024 SHEPHERD DIXIE H	2013-03-28	
2025 SHEPHERD DIXIE H	2013-03-28	
2026 SHEPHERD DIXIE H	2013-03-28 PT NE 1/4 NE 1/4 S6	
12870 CR 10	1TD 2.00A	
	$0	
DUNKIRK OH 45836		

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	561	561	561	561	0	561	561	561
Acres	2.0000	2.0000	2.0000	2.0000	2.0000			
Land100%	20000	20000	20000	20000		20000	22260	22250
Bldg100%	123570	123570	123570	123570		123570	154630	154640
Totl100%	143570t	143570t	143570t	143570t		143570t	176890t	176890t
Cauv100%								
Tax Value:								
Land 35%	7000	7000	7000	7000		7000	7790	7790
Bldg 35%	43250	43250	43250	43250		43250	54120	54120
Totl 35%	50250t	50250t	50250t	50250t		50250t	61910t	61910t
Hmstd35%	44100	44100	44100	44100		44100	55760	
Owner Oc	39.30	39.16	39.00	39.00	39.00	hmstd 5250 l	38850 b	
Hmstd RB	303.66	327.52	337.88	337.88	337.88			
Net Tax	1365.98	1357.82	1340.62	1340.62	1340.62			
Sp-Asmnt	22.00	18.00	39.37	39.37				

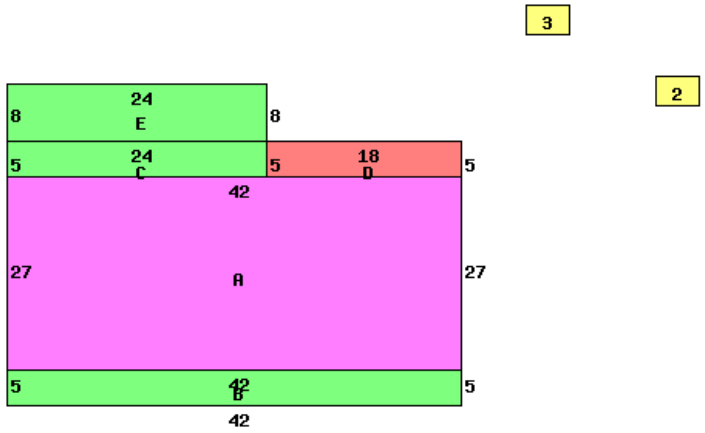
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1134		a	*MAIN
	OFP	P		210	6300	b	PORCH
	OFP	P		120	3600	c	PORCH
1	F	A		90		d	ADDTN
	DK	P		192	2880	e	PORCH

Mobile Home Acct: 01-0240 Title:
Hillcrest

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
130	1	2013-03-28	SHEPHERD DIXIE H	1TD	0	13510	78490
475	1	2007-11-30	SHEPHERD WILLIAM A & DIX	1QC *	0	12910	76340

Year	Land	Bldg	Total	Net Tax
2022	5460	25840	31300	951.48
2021	5460	25840	31300	956.50

p r o j e c t		ben acres	/ %	factor
921 BLANCHARD RIVER MAINT	XA/2023			
500 HARDIN COUNTY LANDFILL	XA/2025			
615 BEACH MAINT-HANCOCK COUNTY	XA/2025			



12870 CR 10 45836

Occupancy 4 M/H on Real Estate

Story Height 1

			Sq-Ft	Value
Floor Level	Main	FRAME	1224	104800
	Basement		1134	21130
	Subtotal			125930
Shingle	Roof	GABLE		

*DWELLING COMPUTATIONS

B 1 2 U A

Plaster/Drywall		X	Air Conditioning	2190
Unfinished Wall	X		Plumbing	1400
Floor/Carpet		X	Extra Features	12780
Floor/Concrete	X		Total Value	142300
Number of Rooms	1	4		
Bedrooms		2	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	MH/REAL	1 B F	27X42	1224		MHD	1998AV	113840	.22		142070	
2	Flat Barn		24X38	912		D	OLD/FR	8760	.80	.50	880	
3	Pole Build		56X32	1792		C	1997AV	25980	.55		11690	CONCRET FL

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	1.0000				5000	5000	5000	5000

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