

BLANCHARD TWP
NORTHERN SD

00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-040049.0000
D19.02

RES
2025

sale

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

2022 THOMPSON SKYLAR & BRY	2019-12-20
2023 THOMPSON SKYLAR & BRY	2019-12-20
2024 THOMPSON SKYLAR & BRY	2019-12-20
2025 THOMPSON SKYLAR & BRYNN	2019-12-20 SE4 SW4 & W PT SE4 SW4
12443 TR 20	2TD S6 2.013A
DUNKIRK OH 45836	\$220,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	2.0130	2.0130	2.0130	2.0130	
Land100%	15630	20060	20060	20060	20070
Bldg100%	173460	204260	204260	204260	204250
Totl100%	189090t	224310t	224310t	224310t	224320t
Cauvl00%					

Orig Tax Year	2020
Parent:	01-040012.0000
2027 KIRKPATRICK TREVOR & EM	2026-04-30
12443 TR 20	2WD
DUNKIRK OH 45836	

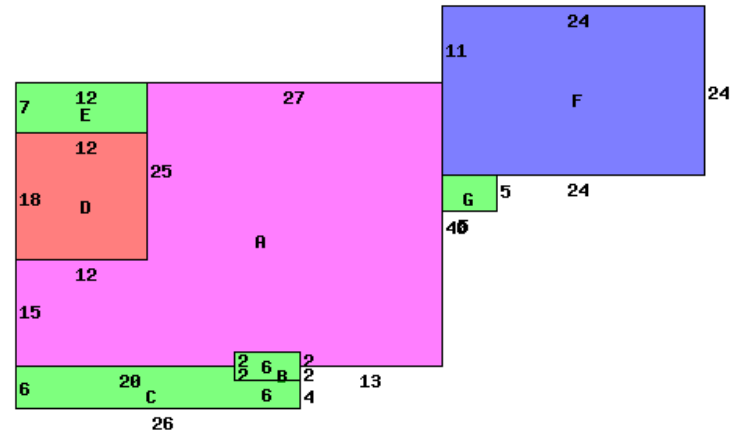
Tax Value:	5470	7020	7020	7020	7020
Land 35%	60710	71490	71490	71490	71490
Bldg 35%	66180t	78510t	78510t	78510t	78510t
Totl 35%					
Hmstd35%					
Owner Oc					
Hmstd RB	2851.82	2670.02	2694.38	2683.40	
Net Tax					
Sp-Asmnt	21.00	25.39	21.39	25.51	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1HB	F	M		1248		b	PORCH
A	OFF	P		24	720	c	PORCH
1	A	OFF		144	4320	d	ADDTN
F	A	A		216		e	PORCH
PAT	P			84	250	f	GRAGE
F2	G			576	13820	g	PORCH
DK	P			25	380		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
138	2	2026-04-30	KIRKPATRICK TREVOR & EMIL	2WD	400000	20060	204260
576	2	2019-12-20	THOMPSON SKYLAR & BRYNN	2TD	220000	0	0

Year	Land	Bldg	Total	Net Tax
2021	5470	60710	66180	2866.96
2020	5470	60710	66180	3020.64

Project		ben acres	/ %	factor
500	HARDIN COUNTY LANDFILL			XA/2025
921	BLANCHARD RIVER MAINT			XA/2023
235	KELLOGG #983 - BLANCHARD			XA/2025
305	LEASE #1037 - BLANCHARD			XA/2025



12443 TR 20 45836

Occupancy	1 Single Family	*DWELLING COMPUTATIONS	Sq-Ft	Value
Story Height	1H			
Floor Level	Main	FRAME	1464	115230
	Part Upper	FRAME	1248	39500
	Qtr Story	FRAME	240	1060
	Basement		1248	23240
	Subtotal			179030
Shingle	Roof	GABLE		
	B 1 2 U A			
Plaster/Drywall	X X	Air Conditioning		4810
Unfinished Wall	X	Plumbing		2100
Floor/Carpet	X X	Garages and Carports		13820
Number of Rooms	1 5 2	Extra Features		6550
Bedrooms	1 2	Total Value		206310
Central Heat	A			
FORCED AIR		Neighborhood:		
Central A/C	A	Code:		100
Plumbing		Dwl/Gar/NC%		1.2500
Standard	1			
Extra 3 Fixture	1			

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1HB F	FtxFt	2712	Rate	C+	1978GD	226940	.28	Dpr	204250
	acres/	effective	depth	actual	effective	effective	extended	true	value	value
homesite	1.0000	frontage	depth	rate	rate	rate	value	value	15000	15000
small acreage	1.0130		factor	5000	5000	5070	5070	5070	5070	5070