BLANCHARD TWP
NORTHERN SD 00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-040049.0000 AGR
D19.02 2026

sale

2023 THOMPSON SKYLAR & BRY	2019-12-20	
2024 THOMPSON SKYLAR & BRY	2019-12-20	
2025 THOMPSON SKYLAR & BRY	2019-12-20	
2026 THOMPSON SKYLAR & BRYNN	2019-12-20	SE4 SW4 & W PT SE4 SW4
12443 TR 20	2TD S6	2.013A
	$220,000	
DUNKIRK OH 45836		

Orig Tax Year 2020
Parent: 01-040012.0000

2028 KIRKPATRICK TREVOR & EM	2026-04-30	
12443 TR 20	2WD	
DUNKIRK OH 45836		

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

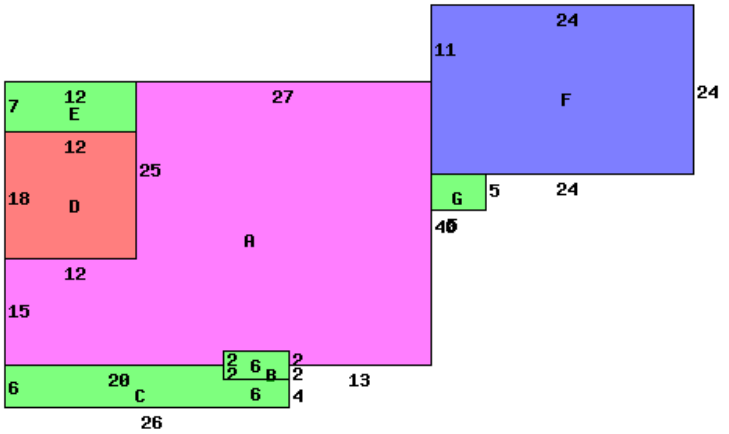
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	111	111
Acres	2.0130	2.0130	2.0130	2.0130	2.0130			
Land100%	20060	20060		0		20060	28660	28660
Bldg100%	204260	204260	204260	204260		204260	261430	261440
Totl100%	224310t	224310t	204260t	204260t		224310t	290090t	290100t
Cauv100%			20060	20060			28660	23590
Tax Value:								
Land 35%	7020	7020	7020	7020		7020	8260	10030
Bldg 35%	71490	71490	71490	71490		71490	91500	91500
Totl 35%	78510t	78510t	78510t	78510t		78510t	99760t	101540t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2670.02	2694.38	2683.40	2683.40	2683.40			
Sp-Asmnt	25.39	21.39	25.51	25.51				

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

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
2022	5470	60710	66180	2851.82
2021	5470	60710	66180	2866.96

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		
Unfinished Wall	X				
Floor/Carpet		X	X		
Number of Rooms	1	5	2		
Bedrooms		1	2		
Central Heat				A	
FORCED AIR					
Central A/C				A	
Plumbing					
Standard	1				
Extra 3 Fixture	1				

Air Conditioning	4810
Plumbing	2100
Garages and Carports	13820
Extra Features	6550
Total Value	206310
Neighborhood:	
Code:	100
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		2712		C+	1978GD	226940	.28		261440

Tab #		SOIL	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 2	BOB	BLOUNT SILT LOAM, 2	.8260	8370	6910	2230	1840
670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
970	DROW	DITCH RIGHT OF WAY	.1870				
			2.013		28660	(100%)	23590
					10030	(35%)	8260

CAUV # 4779