

BLANCHARD TWP
NORTHERN SD

00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-060001.0000
F01

AGR
2025

sale

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

2022 WOODRUFF VERN III	2021-05-27
2023 WOODRUFF VERN III	2021-05-27
2024 WOODRUFF VERN III	2021-05-27
2025 WOODRUFF VERN III	2021-05-27 N 1/2 NW 1/4 S8 80.00A
1208 CR 145	2WD
DUNKIRK OH 45836	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	80.0000	80.0000	80.0000	80.0000	
Land100%	424340	464860	464860	464860	464870
Bldg100%	114260	142690	142690	142690	142690
Tot1100%	538600t	607540t	607540t	607540t	607560t
Cauv100%	99970	202090	202090	202090	202090
Tax Value:					
Land 35%	34990	70730	70730	70730	162700
Bldg 35%	39990	49940	49940	49940	49940
Totl 35%	74980t	120670t	120670t	120670t	212650t
Hmstd35%	32710				
Owner Oc	36.82				
Hmstd RB	367.16				
Net Tax	2827.02	4103.82	4141.26	4124.42	
Cauv Sav	4892.20	3127.74	3156.32	3143.46	
Sp-Asmnt	39.76	58.64	50.64	365.26	

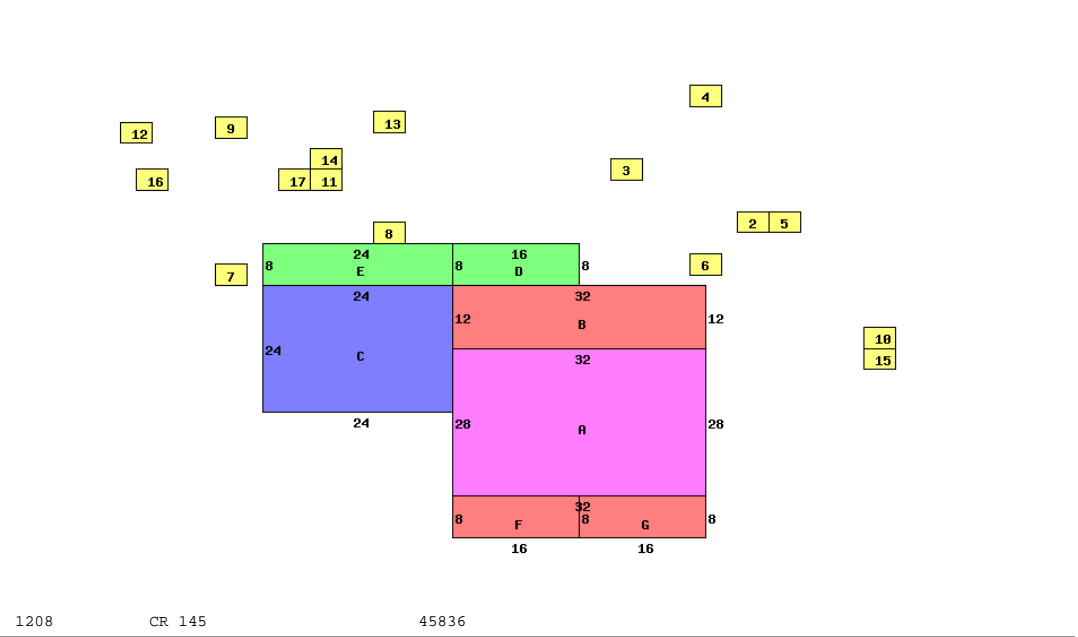
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1HB	F	M		896		b	ADDTN
1 B	F	A		384		c	GRAGE
	F2	G		576	13820	d	PORCH
	OPF	P		128	3840	e	PORCH
	OPF	P		192	5760	f	ADDTN
1 B	F	A		128		g	ADDTN
1 B	F	A		128			

#: 4, L/W
010600040000 40.00a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
233	2	2021-05-27	WOODRUFF VERN III	2WD *	0	424340	114260
262	2	2008-07-16	WOODRUFF JOAN E	2WD *	0	166860	94600

Year	Land	Bldg	Total	Net Tax
2021	34990	39990	74980	2841.98
2020	34990	39990	74980	2853.90

p r o j e c t		ben acres	/ %	factor
235	KELLOGG #983 - BLANCHARD			XA/2025
921	BLANCHARD RIVER MAINT			XA/2023
500	HARDIN COUNTY LANDFILL			XA/2025
615	BEACH MAINT-HANCOCK COUNTY			XA/2025
305	LEASE #1037 - BLANCHARD			XA/2025



Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1H	Sq-Ft	Value
Floor Level	Main	FRAME	1536 121310
	Part Upper	FRAME	896 37680
	Basement		1536 28420
	Subtotal		187410
Metal	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	X X	Garages and Carports	13820
Panelled Wall	X X	Extra Features	9600
Unfinished Wall	X	Total Value	210830
Floor/Pine	X X		
Number of Rooms	1 6 3	PUB ELECTRIC	
Bedrooms	1 3	PRIV WATER	
		PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
FORCED AIR			
Plumbing		Neighborhood:	
Standard	1	Code:	100
		Dwl/Gar/NC%	1.2500

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1HB F	2432	2432		C	OLD/AV		210830	.55	.15	100800
2 Flat Barn		64X64	4096		D	OLD/AV		39320	.80	.50	3930
3 Hog House	*SV 0	24X42	1008			OLD/FR		400			400
4 Pole Build		42X72	3024		C	2012AV		36290	.35		23590
5 Lean-To		14X36	504		D	OLD/AV		3230	.65		1130
6 Shed	*NV 0	18X8	168			1989AV		0			0
7 Shed	*PP 0	10X12	120			OLD/AV		0			0
8 Shed		30X40	1200		C	1964FR		14400	.70		4320
9 Grain Bin	*PP 0	27X18	486		C	1969FR		0			0
10 P	PAT	10X35	350		D	1990AV		840	.65		290
11 Shed	*SV 0	18X18	324			OLD/FR		600			600
12 Grain Bin	*PP 0	18X14	252		C	1978FR		0			0
13 Shed		30X30	900		D	1960FR		8640	.70		2590
14 Shed		30X58	1740		D	1976FR		13360	.70		4010
15 P	CAN	10X35	350		D	1990AV		2240	.65		780
16 Shed	*NV	10X12	120			OLD/		0			0
17 Lean-To		8X16	128		D	1976FR		820	.70		250

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	48.6496	6030	293360	2660	129410
C 2	BOB BLOUNT SILT LOAM, 2	11.4044	5770	65800	2360	26910
C 14	GWB GLYNWOOD SILT LOAM	11.0607	5400	59730	1750	19360
C 15	GYB2 GLYNWOOD CLAY LOAM	3.5400	5020	17770	1230	4350
C 52	PKA PEWAMO SICL 0-1% SL	1.9443	6490	12620	3560	6920
W 1	BOA BLOUNT SILT LOAM 0-	.1154	3610	420	770	90
W 52	PKA PEWAMO SICL 0-1% SL	.0313	5370	170	1670	50
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000
980	ROAD ROAD	2.2543				

80 464870 (100%) 202090 CAUV # 4439
162700 (35%) 70730