

BLANCHARD TWP
NORTHERN SD

00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-070007.0000
G08

AGR
2025

sale

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

2022 FLOWERS GEORGE T & KA	1986-07-25
2023 FLOWERS GEORGE T & KA	1986-07-25
2024 FLOWERS GEORGE T & KA	1986-07-25
2025 FLOWERS GEORGE T & KARE	1986-07-25
14301 CR 30	PT SE 1/4 SW 1/4 S9 31.00A
DUNKIRK OH 45836	\$55,000

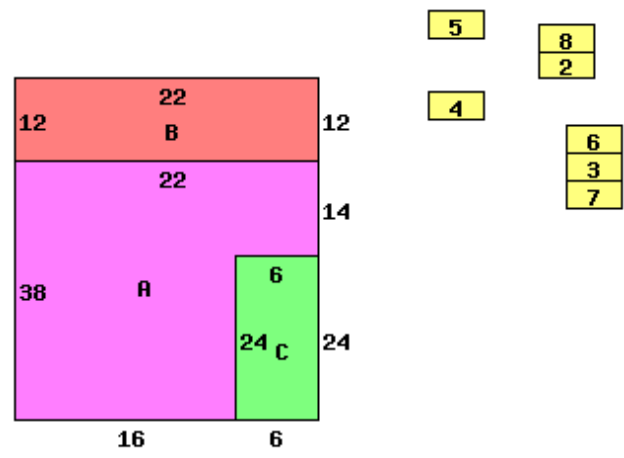
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	31.0000	31.0000	31.0000	31.0000	193530
Land100%	176000	193540	193540	193540	91820
Bldg100%	61140	91830	91830	91830	285350t
Totl100%	237140t	285370t	285370t	285370t	106210
Cauv100%	62400	106200	106200	106200	
Tax Value:					
Land 35%	21840	37170	37170	37170	67740
Bldg 35%	21400	32140	32140	32140	32140
Totl 35%	43240t	69310t	69310t	69310t	99870t
Hmstd35%	20650	31050	31050	31050	
Owner Oc	23.24	27.68	27.58	27.46	hmstd 5250 1 25800 b
Hmstd RB					
Net Tax	1840.04	2329.44	2351.06	2341.50	
Cauv Sav	1713.34	1039.66	1049.12	1044.86	
Sp-Asmnt	123.30	232.60	228.60	233.61	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1HB	F	M		692		b	ADDTN
1	F/C	A		264		c	PORCH
	OFF	P		144	4320		

S/W 03.0-02 -07 -008							
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
564	0	1986-07-25		*	55000	0	79600
355	0	1986-05-21		*	0	0	79600

Year	Land	Bldg	Total	Net Tax
2021	21840	21400	43240	1849.80
2020	21840	21400	43240	1857.56

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
257	BAERTSCHE #1002 BLANCHARD RI			XA/2025



14301 CR 30 45836

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height 1H		Sq-Ft	Value
Floor Level	Main	FRAME	956 100360
	Part Upper	FRAME	692 33120
	Basement		173 3640
	Subtotal		137120
Metal	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	X X	Air Conditioning	2990
Unfinished Wall	X	Extra Features	4320
Floor/Pine	X X	Total Value	144430
Number of Rooms	1 5 2		
Bedrooms	1 2	PUB ELECTRIC	
Central Heat	A	PRIV WATER	
FORCED AIR		PRIV SEWER	
Central A/C	A	PUB PAVED ST/RD	
Plumbing		Neighborhood:	
Standard	1	Code:	100
		Dwl/Gar/NC%	1.2500

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1HB F	1648			C-	OLD/AV	.55		73120
2 Pole Build		40X60	2400		C	1993AV	.60		11520
3 Garage	*SV 0	16X24	384			OLD/AV			600
4 Shed	*PP 0	10X12	120			OLD/FR			0
5 Shed	*PP	10X12	120			OLD/			0
6 Lean-To	*SV	12X24	288			2003AV			600
7 Lean-To	*SV	12X24	288			2003AV			600
8 Lean-To		20X60	1200		D	2013AV	.30		5380
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv			
C 1	BOA BLOUNT SILT LOAM 0-	10.3670	6030	62510	2660	27580			
C 52	PKA PEWAMO SICL 0-1% SL	17.8690	6490	115970	3560	63610			
C 51	WSTL WASTE LAND	.4300	120	50	50	20			
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000			
980	ROAD ROAD	1.3340							
		31		193530	(100%)	106210		CAUV # 2246	
				67740	(35%)	37170			