BLANCHARD TWP
NORTHERN SD 00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-070007.0000 AGR
G08 2026

sale

2023 FLOWERS GEORGE T & KA	1986-07-25	
2024 FLOWERS GEORGE T & KA	1986-07-25	
2025 FLOWERS GEORGE T & KA	1986-07-25	
2026 FLOWERS GEORGE T & KARE	1986-07-25	PT SE 1/4 SW 1/4 S9
14301 CR 30	31.00A	
	$55,000	
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	111	111	111	111	0	111	111	111
Acres	31.0000	31.0000	31.0000	31.0000	31.0000			
Land100%	193540	193540	193540	193540		193540	280570	280580
Bldg100%	91830	91830	91830	91830		91830	112290	112290
Totl100%	285370t	285370t	285370t	285370t		285370t	392860t	392870t
Cauv100%	106200	106200	106200	106200		193540	280570	109860
Tax Value:								
Land 35%	37170	37170	37170	37170		37170	38450	98200
Bldg 35%	32140	32140	32140	32140		32140	39300	39300
Totl 35%	69310t	69310t	69310t	69310t		69310t	77750t	137500t
Hmstd35%	31050	31050	31050	31050		31050	40580	
Owner Oc	27.68	27.58	27.46	27.46	27.46	hmstd 5250 l	25800 b	
Hmstd RB								
Net Tax	2329.44	2351.06	2341.50	2341.50	2341.50			
Cauv Sav	1713.34	1039.66	1049.12	1044.86				
Sp-Asmnt	232.60	228.60	233.61	233.61				

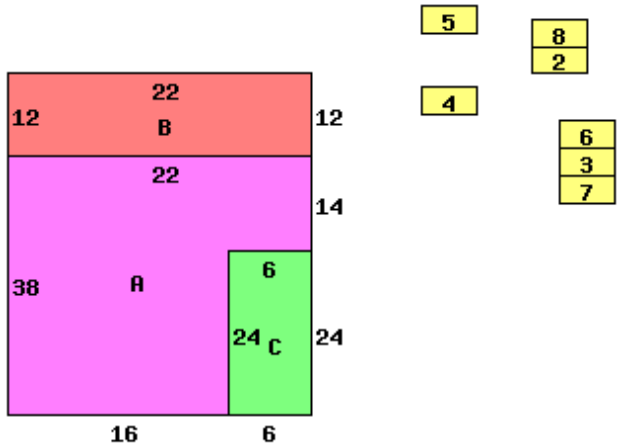
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		692		a	*MAIN
1	F/C	A		264		b	ADDTN
	OFP	P		144	4320	c	PORCH

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
2022	21840	21400	43240	1840.04
2021	21840	21400	43240	1849.80

project		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

			Sq-Ft	Value
Story Height 1H				
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	
		PRIV WATER	
Central Heat	A	PRIV SEWER	
FORCED AIR		PUB PAVED ST/RD	
Central A/C	A		
Plumbing		Neighborhood:	
Standard	1	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		1648		C-	OLD/AV	129990	.55		93590
2	Pole Build		40X60	2400		C	1993AV	28800	.60		11520
3	Garage	*SV 0	16X24	384			OLD/AV	600			600
4	Shed	*PP 0	10X12	120			OLD/FR	0			0
5	Shed	*PP	10X12	120			OLD/	0			0
6	Lean-To	*SV	12X24	288			2003AV	600			600
7	Lean-To	*SV	12X24	288			2003AV	600			600
8	Lean-To		20X60	1200		D	2013AV	7680	.30		5380

Tab #		S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	10.3670	8740	90610	2550	26440
C 52	PKA	PEWAMO SICL 0-1% SL	17.8690	9410	168150	3450	61650
C 51	WSTL	WASTE LAND	.4300	170	70	50	20
670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
980	ROAD	ROAD	1.3340				
			31		280580	(100%)	109860
					98200	(35%)	38450

CAUV # 2246

Call Back: Sign: PSN Date: 2015-10-16 Lister: 01-070007.0000-v082020R