

BLANCHARD TWP
NORTHERN SD

00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-070022.0000
G05

RES
2025

sale

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

2022 HIPSHER JESS R	
2023 HIPSHER JESS R	
2024 HIPSHER JESS R	
2025 HIPSHER JESS R	
1686 TR 155	PT SW 1/4 S9 3.676A
DUNKIRK OH 45836	\$0

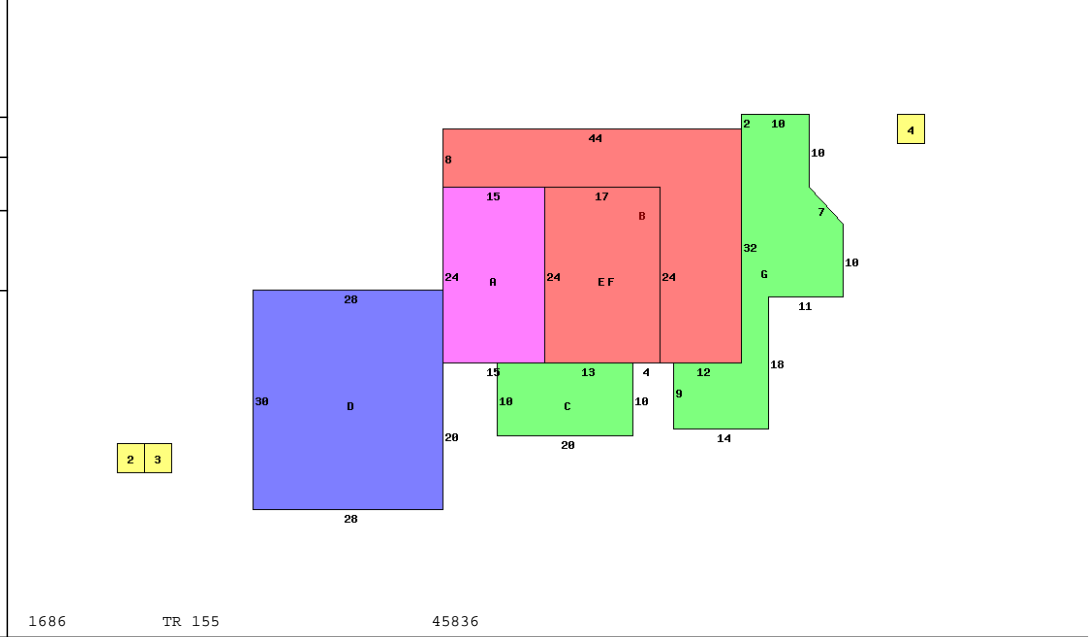
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	3.6800	3.6800	3.6800	3.6800	
Land100%	20630	28400	28400	28400	28400
Bldg100%	161600	199310	199310	199310	199320
Totl100%	182230t	227710t	227710t	227710t	227720t
Cauvl00%					
Tax Value:					
Land 35%	7220	9940	9940	9940	9940
Bldg 35%	56560	69760	69760	69760	69760
Totl 35%	63780t	79700t	79700t	79700t	79700t
Hmstd35%	56260	69120	69120	69120	
Owner Oc	63.34	61.60	61.40	61.14	hmstd 5250 l 63870 b
Hmstd RB					
Net Tax	2685.04	2648.86	2673.82	2662.96	
Sp-Asmnt	21.00	27.72	23.72	26.72	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1HB	F	M		360		b	ADDTN
1	F/C	A		640		c	PORCH
	OPF	P		200	6000	d	GRAGE
	F2	G		840	20160	e	ADDTN
1 B	F	A		408		f	OTHER
	CATH	X		408		g	PORCH
	DK	P		475	7130		

gas fireplace
dwelling has 350 sq ft of cathedral ceilings

Year	Land	Bldg	Total	Net Tax
2021	7220	56560	63780	2699.30
2020	7220	56560	63780	2710.68

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



1686 TR 155 45836

Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	1T	Sq-Ft Value
Floor Level	Main	FRAME 1408 111320
	Part Upper	FRAME 360 20370
	Basement	768 14370
	Subtotal	146060
Shingle	Roof	GAMBREL
Plaster/Drywall	X X	Garages and Carports 20160
Unfinished Wall	X	Extra Features 13130
Floor/Pine	X X	Total Value 179350
Floor/Carpet	X	
Number of Rooms	1 6 2	PUB ELECTRIC
Bedrooms	1 2	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	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1HB F	1768	Rate	Grade	Cond	Value	Dpr	Value
2 Garage		22X32	704	C	1983GD	197290	.26	182490
3 P	CAN	8X8	64	C	2009AV	16900	.40	12680
4 P	EFP	12X16	192	C	2004AV	7680	.50	3840
homesite	acres/	effective	depth	actual	effective	extended	true	
small acreage	frontage	frontage	depth	rate	rate	value	value	
	1.0000			15000	15000	15000	15000	
	2.6800			5000	5000	13400	13400	

Call Back: Sign: PSN Date: 2015-10-16 Lister: 01-070022.0000-v082020R