BLANCHARD TWP
NORTHERN SD 00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-070022.0000 RES
G05 2026

sale

2023 HIPSHER JESS R
2024 HIPSHER JESS R
2025 HIPSHER JESS R
2026 HIPSHER JESS R PT SW 1/4 S9 3.676A
1686 TR 155
$0
DUNKIRK OH 45836

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

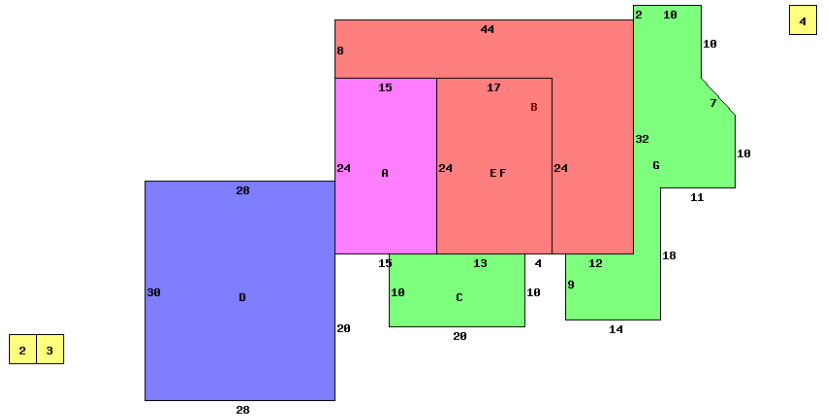
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	3.6800	3.6800	3.6800	3.6800	3.6800			
Land100%	28400	28400	28400	28400		28400	30660	30650
Bldg100%	199310	199310	199310	199310		199310	253970	253960
Totl100%	227710t	227710t	227710t	227710t		227710t	284630t	284610t
Cauv100%								
Tax Value:								
Land 35%	9940	9940	9940	9940		9940	10730	10730
Bldg 35%	69760	69760	69760	69760		69760	88890	88890
Totl 35%	79700t	79700t	79700t	79700t		79700t	99620t	99610t
Hmstd35%	69120	69120	69120	69120		69120	87800	
Owner Oc	61.60	61.40	61.14	61.14	61.14	hmstd 5250 l	63870 b	
Hmstd RB								
Net Tax	2648.86	2673.82	2662.96	2662.96	2662.96			
Sp-Asmnt	27.72	23.72	26.72	26.72				

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

gas fireplace
dwelling has 350 sq ft of cathedral ceilings

Year	Land	Bldg	Total	Net Tax
2022	7220	56560	63780	2685.04
2021	7220	56560	63780	2699.30

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			



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Occupancy 1 Single Family

			Sq-Ft	Value
Story Height 1T				
Floor Level	Main	FRAME	1408	111320
	Part Upper	FRAME	360	20370
	Basement		768	14370
	Subtotal			146060
Shingle	Roof	GAMBREL		

*DWELLING COMPUTATIONS

B 1 2 U A

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%	1.6000

	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		1768		C+	1983GD	197290	.26		233590
2	Garage		22X32	704		C	2009AV	16900	.40		16220
3	P	CAN	8X8	64		C	2009AV	510	.40		310
4	P	EFP	12X16	192		C	2004AV	7680	.50		3840

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	2.6800				5000	5000	13400	13400

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