BLANCHARD TWP
NORTHERN SD 00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-100005.0000 AGR
J06 2026

sale

2023	JAMES ROBERT W & DORT	
2024	JAMES ROBERT W & DORT	
2025	MILLS DEBORAH TRUSTEE	2024-10-22
2026	MILLS DEBORAH TRUSTEE	2024-10-22 SW 1/4 SW 1/4 S16 39.00A
14019	TR 40	2QC
		$0
	DUNKIRK OH 45836	

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

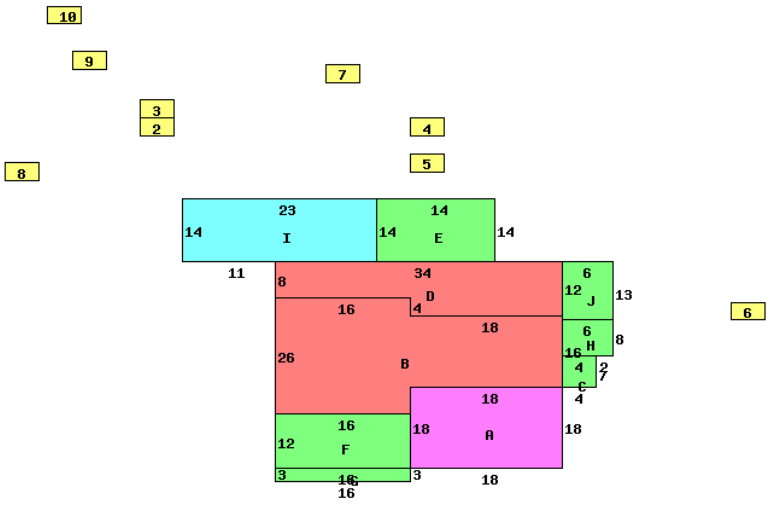
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	39.0000	39.0000	39.0000	39.0000	39.0000			
Land100%	225570	225570	225570	225570		225570	327140	327150
Bldg100%	133430	133430	133430	133430		133430	163260	163250
Totl100%	359000t	359000t	359000t	359000t		359000t	490400t	490400t
Cauv100%	100140	100140	100140	100140		225570	327140	101030
Tax Value:								
Land 35%	35050	35050	35050	35050		35050	35360	114500
Bldg 35%	46700	46700	46700	46700		46700	57140	57140
Totl 35%	81750t	81750t	81750t	81750t		81750t	92500t	171640t
Hmstd35%	42740	42740	42740	42740		42740	55540	
Owner Oc	38.08	37.96	37.80	37.80	37.80	hmstd 5250 l	37490 b	
Hmstd RB	303.66	327.52	337.88	337.88	337.88			
Net Tax	2438.46	2440.08	2418.48	2418.48	2418.48			
Cauv Sav	2296.34	1492.96	1506.60	1500.48				
Sp-Asmnt	66.92	62.92	84.20	84.20				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F	M		324		a	*MAIN
1HB	F	A		704		b	ADDTN
	EFP	P		28	1120	c	PORCH
1 B	F	A		344		d	ADDTN
	EFP	P		196	7840	e	PORCH
	EFP	P		192	7680	f	PORCH
	EFP	P		48	1920	g	PORCH
	EFP	P		48	1920	h	PORCH
46	F	O		322	3860	i	OTHER
	OFP	P		78	2340	j	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
467	2	2024-10-22	MILLS DEBORAH TRUSTEE	2QC *	0	225570	133430

Year	Land	Bldg	Total	Net Tax
2022	18550	29540	48090	1673.72
2021	18550	29540	48090	1682.54

project		ben acres	/ %	factor
235	KELLOGG #983 - BLANCHARD	XA/2025		
921	BLANCHARD RIVER MAINT	XA/2023		
500	HARDIN COUNTY LANDFILL	XA/2025		
305	LEASE #1037 - BLANCHARD	XA/2025		



14019 TR 40 45836

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1372	109130
	Part Upper	FRAME	704	32640
	Basement		848	15860
	Subtotal			157630
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall		X X	Air Conditioning	3650
Unfinished Wall	X		Plumbing	1400
Floor/Hardwood		X X	Extra Features	26680
Floor/Pine		X	Total Value	189360
Floor/Tile-Lino		X		
Number of Rooms	1	4 3	PUB ELECTRIC	
Bedrooms		2	PRIV WATER	
			PRIV SEWER	
Central Heat		A	PUB PAVED ST/RD	
FORCED AIR				
Central A/C		A	Neighborhood:	
Plumbing			Code:	100
Standard	1		Dwl/Gar/NC%	1.6000
Extra 2 Fixture	1			

	Bldg Type	SHB+Cons		DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F			2076		C	OLD/AV	189360	.55		136340
2	Flat Barn			34X50	1700		D	OLD/FR	16320	.80	.50	1630
3	Pole Build			50X60	3000		C	1970FR	36000	.70		10800
4	Shed	*SV	0	22X30	660			OLD/FR	500			500
5	Shed	*SV	0	10X20	200			OLD/PR	200			200
6	Pole Build			45X63	2835		C	1980AV	34020	.65		11910
7	Poultry Ho	*SV	0	22X40	880			OLD/FR	400			400
8	Garage	*SV		16X26	416			OLD/FR	600			600
9	Shed			10X16	160		D	OLD/PR	1540	.75		390
10	Shed			10X20	200		D	OLD/PR	1920	.75		480

Tab #		S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 6	DEA	DEL RAY SILT LOAM 0		16.3999	8530	139890	2260	37060
C 12	FUA	FULTON SILT LOAM 0-		3.3815	7600	25700	1650	5580
C 21	LA	LATTY SILTY CLAY LO		13.0415	9050	118030	2730	35600
W 6	DEA	DEL RAY SILT LOAM 0		3.6351	4540	16500	230	840
W 21	LA	LATTY SILTY CLAY LO		.8663	6100	5280	230	200
670	HSITE	HOMESITE		1.0000	21750	21750	21750	21750
980	ROAD	ROAD		.6757				
			39			327150	(100%)	101030
						114500	(35%)	35360

CAUV # 0

Call Back: Sign: PSN Date: 2015-10-20 Lister: 01-100005.0000-v082020R