BLANCHARD TWP
NORTHERN SD 00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-100027.0000 RES
J11 2026

sale

2023 PEES TIM	1998-05-22	
2024 PEES TIM	1998-05-22	
2025 PEES TIM	1998-05-22	
2026 PEES TIM	1998-05-22	PT NW1/4 S16 1.00A
2165 TR 159	1WD	
	$77,000	
DUNKIRK OH 45836		

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

	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	511	511	511	511	0	511	511	511
Acres	1.0000	1.0000	1.0000	1.0000	1.0000			
Land100%	15000	15000	15000	15000		15000	17260	17250
Bldg100%	88910	88910	88910	88910		88910	113800	113790
Totl100%	103910t	103910t	103910t	103910t		103910t	131060t	131040t
Cauv100%								
Tax Value:								
Land 35%	5250	5250	5250	5250		5250	6040	6040
Bldg 35%	31120	31120	31120	31120		31120	39830	39830
Totl 35%	36370t	36370t	36370t	36370t		36370t	45870t	45860t
Hmstd35%								
Owner Oc	32.42	32.30	32.16	32.16	32.16			
Hmstd RB								
Net Tax	1204.46	1215.88	1210.94	1210.94	1210.94			
Sp-Asmnt	28.97	24.97	27.97	27.97				

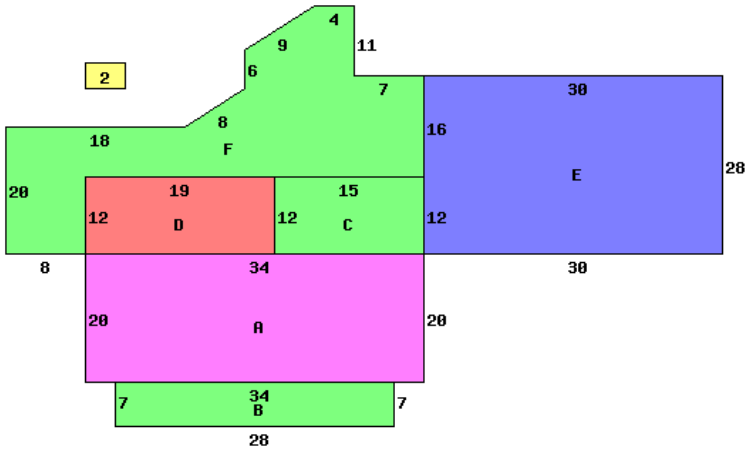
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		680		a	*MAIN
	OFP	P		196	5880	b	PORCH
	EFP	P		180	7200	c	PORCH
1	F/C	A		228		d	ADDTN
	F2	G		840	20160	e	GRAGE
	DK	P		691	10370	f	PORCH

gas fireplace

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
290	1	1998-05-22	PEES TIM	1WD		77000	6510	16340
909	1	1995-09-22	INMON JOHNNIE M & JEAN A	1WD		45000	6510	15000
888	1	1994-09-29	THREET JOE & BOBI	1WD	*	19000	0	21510
622	1	1990-08-02		1UN	*	19000	0	26110
339	1	1990-04-30		1UN	*	0	0	26110
700	1	1988-08-26		1UN	*	0	0	26110

Year	Land	Bldg	Total	Net Tax
2022	4410	22240	26650	1118.38
2021	4410	22240	26650	1124.34

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			



2165 TR 159 45836

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1T				
Floor Level	Main	FRAME	908	99440
	Part Upper	FRAME	680	32550
	Subtotal			131990
Metal	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Panelled Wall		X			
Floor/Pine		X	X		
Number of Rooms		3	2		
Bedrooms		1	2		
Central Heat		A			
FORCED AIR					
Plumbing					
Standard		1			

Garages and Carports	20160
Extra Features	23450
Total Value	175600
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Neighborhood:	
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	1H F/C		1588		C-	OLD/AV	158040	.55		113790
2	Pool	*PP		0			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250

Call Back: Sign: PSN Date: 2015-10-20 Lister: 01-100027.0000-v082020R