

BLANCHARD TWP  
NORTHERN SD

00010

Hardin County, Ohio  
Michael T. Bacon, Auditor

01-100029.0000  
J20

RES  
2025

sale

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

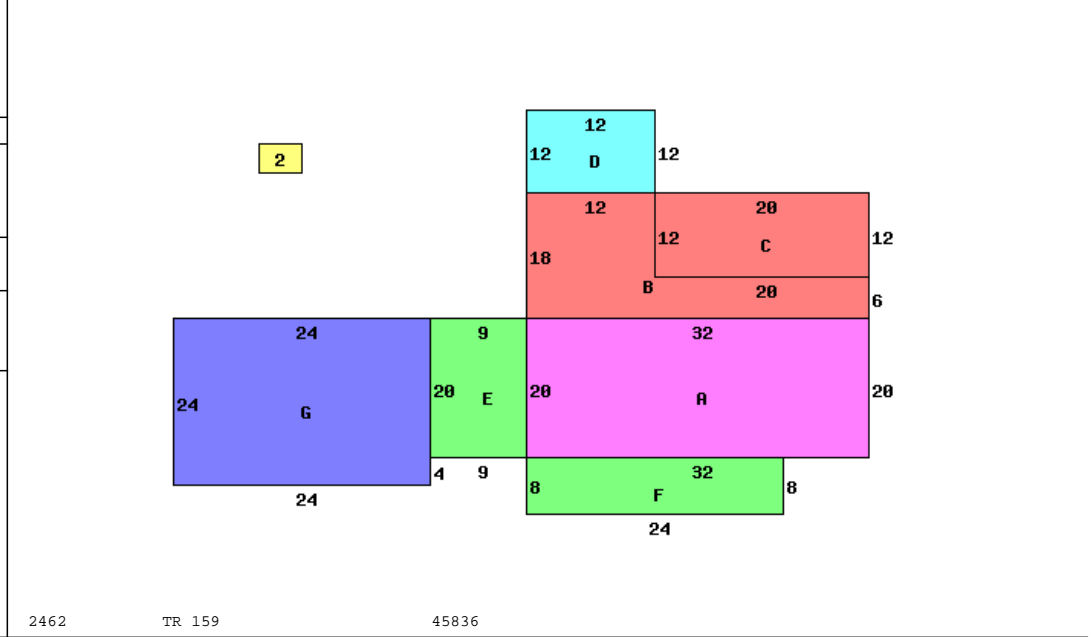
|                   |                          |
|-------------------|--------------------------|
| 2022 WYKES TODD S | 2018-03-19               |
| 2023 WYKES TODD S | 2018-03-19               |
| 2024 WYKES TODD S | 2018-03-19               |
| 2025 WYKES TODD S | 2018-03-19               |
| 2462 CR 159       | PT SW1/4 SWL/4 NE1/4 S16 |
|                   | 1SH 2.00A                |
| \$14,100          |                          |

|            |         |         |         |         |                      |
|------------|---------|---------|---------|---------|----------------------|
| Tax Year   | 2022    | 2023    | 2024    | 2025    | CAMA                 |
| Prop Cls   | 511     | 511     | 511     | 511     | 511                  |
| Acres      | 2.0000  | 2.0000  | 2.0000  | 2.0000  | 20000                |
| Land100%   | 15600   | 20000   | 20000   | 20000   | 152340               |
| Bldg100%   | 108430  | 152340  | 152340  | 152340  | 172340t              |
| Totl100%   | 124030t | 172340t | 172340t | 172340t |                      |
| Cauv100%   |         |         |         |         |                      |
| Tax Value: |         |         |         |         |                      |
| Land 35%   | 5460    | 7000    | 7000    | 7000    | 7000                 |
| Bldg 35%   | 37950   | 53320   | 53320   | 53320   | 53320                |
| Totl 35%   | 43410t  | 60320t  | 60320t  | 60320t  | 60320t               |
| Hmstd35%   | 42360   | 58570   | 58570   | 58570   |                      |
| Owner Oc   | 47.68   | 52.20   | 52.02   | 51.80   | hmstd 5250 l 53320 b |
| Hmstd RB   |         |         |         |         |                      |
| Net Tax    | 1822.94 | 1999.20 | 2018.08 | 2009.90 |                      |
| Sp-Asmnt   | 24.97   | 35.95   | 31.95   | 34.95   |                      |

|      |      |      |      |       |       |   |       |
|------|------|------|------|-------|-------|---|-------|
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
| 1T   | F/C  | M    |      | 640   |       | b | ADDTN |
| 1 B  | F/C  | A    |      | 336   |       | c | ADDTN |
| 1    | F/C  | A    |      | 240   |       | d | OTHER |
| 04   | F    | O    |      | 144   | 1730  | e | PORCH |
|      | FFP  | P    |      | 180   | 7200  | f | PORCH |
|      | OFFP | P    |      | 192   | 5760  | g | GRAGE |
|      | F    | G    |      | 576   | 13820 |   |       |

|               |      |            |                          |               |        |         |         |
|---------------|------|------------|--------------------------|---------------|--------|---------|---------|
| gas fireplace |      |            |                          |               |        |         |         |
| Sale#         | #p   | sale date  | To                       | Type/Invalid? | Sale\$ | co:land | co:bldg |
| 100           | 1    | 2018-03-19 | WYKES TODD S             | 1SH *         | 14100  | 15000   | 29400   |
| 40            | 1    | 2008-01-28 | WILLIAMS ANTHONY         | 1WD           | 62500  | 12910   | 51230   |
| 363           | 1    | 2007-07-17 | WYKES CHAD R & STEPHANIE | 1WD           | 35000  | 12910   | 51230   |
| 258           | 2    | 2007-05-30 | MILLER H MICHAEL & CARYL | 2SH           | 150000 | 12910   | 51230   |
| 720           | 2    | 2004-11-05 | JOHNSON KENNETH E        | 2WD           | 104620 | 11140   | 46430   |
| Year          | Land | Bldg       | Total                    | Net Tax       |        |         |         |
| 2021          | 5460 | 37950      | 43410                    | 1832.58       |        |         |         |
| 2020          | 5460 | 37950      | 43410                    | 1840.34       |        |         |         |

|               |                              |                      |  |
|---------------|------------------------------|----------------------|--|
| 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              |  |



|                           |                        |                            |
|---------------------------|------------------------|----------------------------|
| Occupancy 1 Single Family | *DWELLING COMPUTATIONS |                            |
| Story Height 1T           | Sq-Ft                  | Value                      |
| Floor Level               |                        |                            |
| Main                      | FRAME                  | 1216 104110                |
| Part Upper                | FRAME                  | 640 38070                  |
| Basement                  |                        | 120 2650                   |
| Subtotal                  |                        | 144830                     |
| Metal                     | Roof                   | GABLE                      |
| Plaster/Drywall           | D D                    | Garages and Carports 13820 |
| Unfinished Wall           | X                      | Extra Features 15450       |
| Floor/Hardwood            | X X                    | Total Value 174100         |
| Floor/Carpet              | X X                    |                            |
| Number of Rooms           | 1 6 3                  | PUB ELECTRIC               |
| Bedrooms                  | 2 3                    | PRIV WATER                 |
| Central Heat              | A                      | PRIV SEWER                 |
| FORCED AIR                |                        | PUB PAVED ST/RD            |
| 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    | LT F/C   | FtxFt    | Area      | Grade     | Cond    | Dpr       | Dpr      | Value  |
| 2 Shed        | *PP      | 10X12    | 120       | C         | 1920VG  | 174100    | .30      | 152340 |
|               |          | acres/   | effective | depth     | actual  | effective | extended | true   |
| homesite      | frontage | frontage | depth     | factor    | rate    | rate      | value    | value  |
| small acreage | 1.0000   | 1.0000   |           |           | 15000   | 15000     | 15000    | 15000  |
|               |          |          |           |           | 5000    | 5000      | 5000     | 5000   |

|            |                            |         |                         |
|------------|----------------------------|---------|-------------------------|
| Call Back: | Sign: PSN Date: 2015-10-20 | Lister: | 01-100029.0000-v082020R |
|------------|----------------------------|---------|-------------------------|