

BLANCHARD TWP
NORTHERN SD

00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-100040.0000
J32

RES
2025

sale

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

2022 FLOWERS KAREN J TRUST	2002-10-11
2023 FLOWERS KAREN J TRUST	2002-10-11
2024 FLOWERS KAREN J TRUST	2002-10-11
2025 FLOWERS KAREN J TRUSTEE	2002-10-11 PT SE4 NE4 S16 1.818A
14761 SR 81	1QC
DUNKIRK OH 45836	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	1.8180	1.8180	1.8180	1.8180	
Land100%	15060	19090	19090	19090	19090
Bldg100%	56830	96860	96860	96860	96860
Totl100%	71890t	115940t	115940t	115940t	115950t
Cauv100%					

Orig Tax Year 2000
Parent: 01-100015.0000

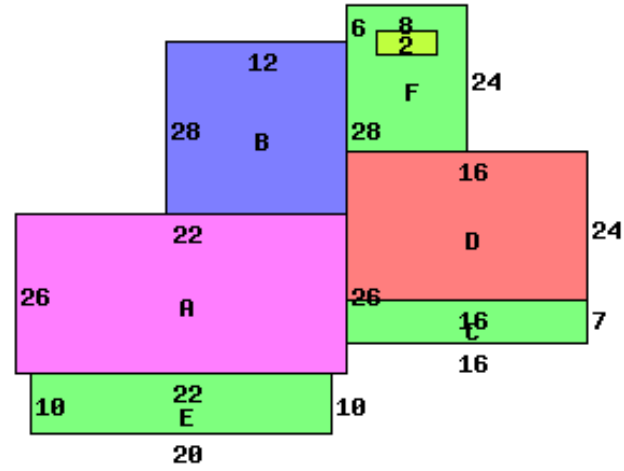
Tax Value:	5270	6680	6680	6680	6680
Land 35%	19890	33900	33900	33900	33900
Bldg 35%	25160t	40580t	40580t	40580t	40580t
Totl 35%	22160	36510	36510	36510	36510
Hmstd35%	24.94	32.54	32.42	32.30	
Owner Oc	367.16	303.66	327.52	337.88	hmstd 5250 1 31260 b
Hmstd RB	692.08	1043.86	1032.72	1016.82	
Net Tax					
Sp-Asmnt	21.93	29.85	25.85	25.85	

SHB+ 1TB	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
	F	M		572			GRAGE
	F	G		336	8060	b	GRAGE
	OFF	P		112	3360	c	PORCH
1	F/C	A		384		d	ADDTN
	OFF	P		200	6000	e	PORCH
	PAT	P		192	580	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
434	1	2002-10-11	FLOWERS KAREN J TRUSTEE	1QC *	0	9940	38310
742	1	1999-12-10	FLOWERS BRIAN LEE & RENE	1SD	60000	0	0

Year	Land	Bldg	Total	Net Tax
2021	5270	19890	25160	695.70
2020	5270	19890	25160	698.62

p r o j e c t		ben acres	/ %	factor
500	HARDIN COUNTY LANDFILL			XA/2025
257	BAERTSCHE #1002 BLANCHARD RI			XA/2025
921	BLANCHARD RIVER MAINT			XA/2023



14761 SR 81 45836

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1T	Sq-Ft	Value
Floor Level	Main	FRAME	956 100360
	Part Upper	FRAME	572 34790
	Basement		286 5610
	Subtotal		140760
Shingle	Roof	GABLE	
Plaster/Drywall	X X		Garages and Carports 8060
Panelled Wall	X X		Extra Features 9940
Unfinished Wall	X		Total Value 158760
Floor/Carpets	X X		
Floor/Tile-Lino	X X		PUB ELECTRIC
Number of Rooms	1 5 2		PRIV WATER
Bedrooms	2		PRIV SEWER
			PUB PAVED ST/RD
Central Heat	A		
FORCED AIR			Neighborhood:
Plumbing			Code: 100
Standard	1		Dwl/Gar/NC% 1.2500

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1TB F	1528	900	Rate	C	OLD/AV	158760	.55	Dpr	89300
2 Pole Build	F	30X30	900	Rate	C	2013AV	10800	.30	Dpr	7560
homesite	acres/	effective	depth	actual	effective	extended	true			
small acreage	frontage	frontage	depth	factor	rate	value	value			
	1.0000				15000	15000	15000			15000
	.8180				5000	5000	4090			4090

Call Back:

Sign: PSN Date: 2015-10-20 Lister:

01-100040.0000-v082020R