BLANCHARD TWP
NORTHERN SD 00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-100040.0000 RES
J32 2026

sale

2023 FLOWERS KAREN J TRUST	2002-10-11	
2024 FLOWERS KAREN J TRUST	2002-10-11	
2025 FLOWERS KAREN J TRUST	2002-10-11	
2026 FLOWERS KAREN J TRUSTEE	2002-10-11 PT SE4 NE4 S16 1.818A	
14761 SR 81	1QC	
	$0	
DUNKIRK OH 45836		

Orig Tax Year 2000
Parent: 01-100015.0000

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

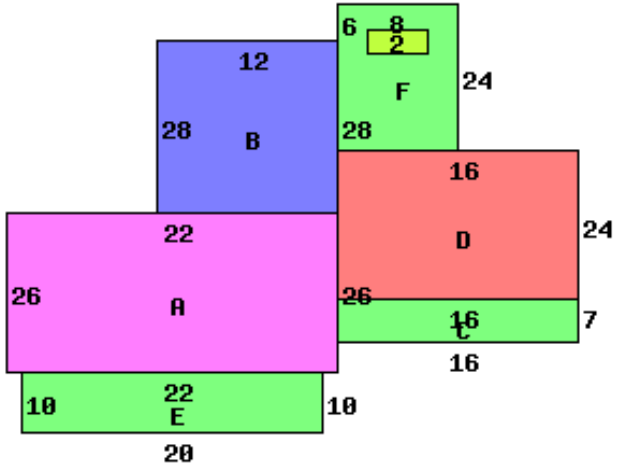
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	1.8180	1.8180	1.8180	1.8180	1.8180			
Land100%	19090	19090	19090	19090		19090	21340	21340
Bldg100%	96860	96860	96860	96860		96860	121860	121870
Totl100%	115940t	115940t	115940t	115940t		115940t	143200t	143210t
Cauv100%								
Tax Value:								
Land 35%	6680	6680	6680	6680		6680	7470	7470
Bldg 35%	33900	33900	33900	33900		33900	42650	42650
Totl 35%	40580t	40580t	40580t	40580t		40580t	50120t	50120t
Hmstd35%	36510	36510	36510	36510		36510	46050	
Owner Oc	32.54	32.42	32.30	32.30	32.30	hmstd 5250 l	31260 b	
Hmstd RB	303.66	327.52	337.88	337.88	337.88			
Net Tax	1043.86	1032.72	1016.82	1016.82	1016.82			
Sp-Asmnt	29.85	25.85	25.85	25.85				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1TB	F	M		572		a	*MAIN
	F	G		336	8060	b	GRAGE
	OFP	P		112	3360	c	PORCH
1	F/C	A		384		d	ADDTN
	OFP	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
2022	5270	19890	25160	692.08
2021	5270	19890	25160	695.70

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

			Sq-Ft	Value
Story Height 1T				
Floor Level	Main	FRAME	956	100360
	Part Upper	FRAME	572	34790
	Basement		286	5610
	Subtotal			140760
Shingle	Roof	GABLE		

	B 1 2 U A		
Plaster/Drywall	X X	Garages and Carports	8060
Panelled Wall	X X	Extra Features	9940
Unfinished Wall	X	Total Value	158760
Floor/Carpet	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%	1.6000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1TB F		1528		C	OLD/AV	158760	.55		114310
2	Pole Build	F	30X30	900		C	2013AV	10800	.30		7560

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	.8180				5000	5000	4090	4090

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