BLANCHARD TWP
NORTHERN SD 00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-100041.0000 RES
J10 2025

sale

2022 GATCHELL JAMES W & PA	2002-11-21
2023 GATCHELL JAMES W & PA	2002-11-21
2024 GATCHELL JAMES W & PA	2002-11-21
2025 GATCHELL JAMES W & PATR	2002-11-21 PT SE4 NW4 S16 2.00A
14457 SR 81	1WD
	$0
DUNKIRK OH 45836	

Orig Tax Year 2003
Parent: 01-100007.0200

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

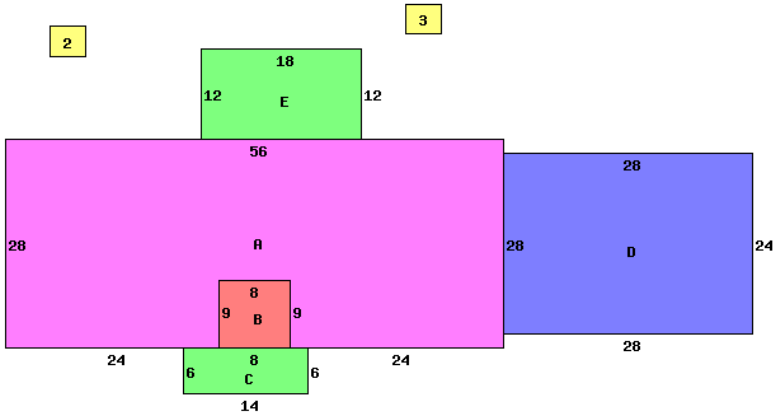
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	2.0000	2.0000	2.0000	2.0000	
Land100%	15600	20000	20000	20000	20000
Bldg100%	164660	197690	197690	197690	197680
Totl100%	180260t	217690t	217690t	217690t	217680t
Cauv100%					
Tax Value:					
Land 35%	5460	7000	7000	7000	7000
Bldg 35%	57630	69190	69190	69190	69190
Totl 35%	63090t	76190t	76190t	76190t	76190t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2718.66	2591.12	2614.74	2604.12	
Sp-Asmnt	25.71	34.42	30.42	33.42	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 Q	F/C	M		1496		a	*MAIN
1	F/C	A		72		b	ADDTN
	OFP	P		84	2520	c	PORCH
	F	G		672	16130	d	GRAGE
	PAT	P		216	650	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
506	1	2002-11-21	GATCHELL JAMES	1WD *	0	0	0

Year	Land	Bldg	Total	Net Tax
2021	5460	57630	63090	2733.08
2020	5460	57630	63090	2744.54

p r o j e c t		ben acres / % factor
500 HARDIN COUNTY LANDFILL	XA/2025	
235 KELLOGG #983 - BLANCHARD	XA/2025	
257 BAERTSCHE #1002 BLANCHARD RI	XA/2025	
921 BLANCHARD RIVER MAINT	XA/2023	
305 LEASE #1037 - BLANCHARD	XA/2025	



14457 SR 81 45836

Occupancy 1 Single Family

Story Height 1Q

Floor Level			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	1568	123200
	Qtr Story	FRAME	1496	21800
	Subtotal			145000
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D D	Air Conditioning	5410
Floor/Carpet	X X	Plumbing	3500
Floor/Tile-Lino	L	Garages and Carports	16130
Number of Rooms	4 3	Extra Features	3170
Bedrooms	1 2	Total Value	173210
Central Heat	A	PUB ELECTRIC	
FORCED AIR		PRIV WATER	
Central A/C	A	PRIV SEWER	
Plumbing		PUB PAVED ST/RD	
Standard	1		
Extra 3 Fixture	1	Neighborhood:	
Extra 2 Fixture	1	Code:	100
		Dwl/Gar/NC%	1.2500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 QF/C		1568		C+	2003GD	190530	.17		197680
2	Shed	*PP	8X8	64			OLD/	0			0
3	Shed	*PP	8X14	112			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				15000	15000	15000	15000
small acreage	1.0000				5000	5000	5000	5000

Call Back: Sign: PSN Date: 2015-10-20 Lister: 01-100041.0000-v082020R