BLANCHARD TWP
NORTHERN SD 00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-100041.0000 RES
J10 2026

sale

2023 GATCHELL JAMES W & PA	2002-11-21	
2024 GATCHELL JAMES W & PA	2002-11-21	
2025 GATCHELL JAMES W & PA	2002-11-21	
2026 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:- 37.57 — 37.86 — 37.71 — 37.72 — a/r

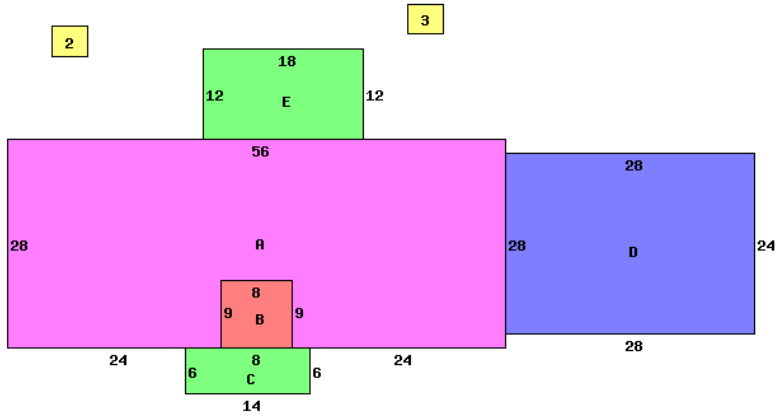
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	2.0000	2.0000	2.0000	2.0000	2.0000			
Land100%	20000	20000	20000	20000		20000	22260	22250
Bldg100%	197690	197690	197690	197690		197690	253030	253020
Totl100%	217690t	217690t	217690t	217690t		217690t	275290t	275270t
Cauv100%								
Tax Value:								
Land 35%	7000	7000	7000	7000		7000	7790	7790
Bldg 35%	69190	69190	69190	69190		69190	88560	88560
Totl 35%	76190t	76190t	76190t	76190t		76190t	96350t	96340t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2591.12	2614.74	2604.12	2604.12	2604.12			
Sp-Asmnt	34.42	30.42	33.42	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
2022	5460	57630	63090	2718.66
2021	5460	57630	63090	2733.08

project		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

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1Q				
Floor Level	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%	1.6000

	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		253020
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				17250	17250	17250	17250
small acreage	1.0000				5000	5000	5000	5000

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