BLANCHARD TWP
NORTHERN SD 00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-110013.0000 RES
P25 2025

## sale

| | | |
|---|---|---|
| 2022 | FREDERICK MARK R | 2016-11-14 |
| 2023 | FREDERICK MARK R | 2016-11-14 |
| 2024 | FREDERICK MARK R | 2016-11-14 |
| 2025 | FREDERICK MARK R | 2016-11-14 W2 NW4 SW4 S17 2.519A |
| | 13114 SR 81 | 1WD |
| | | $48,000 |
| | DUNKIRK OH 45836 | |

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

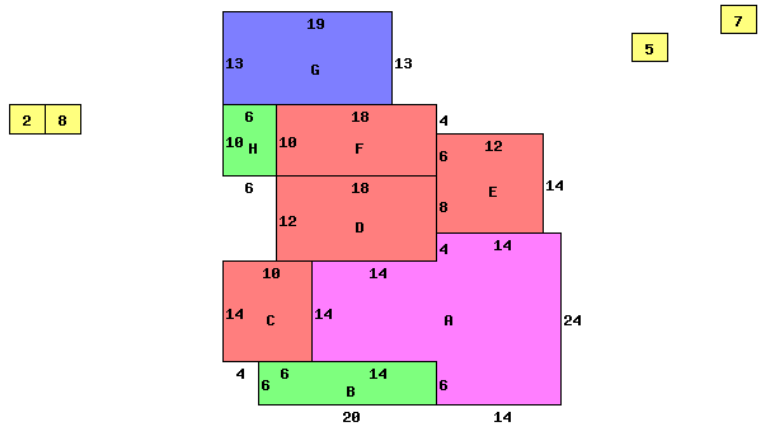
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
|---|---|---|---|---|---|
| Prop Cls | 511 | 511 | 511 | 511 | 511 |
| Acres | 2.5190 | 2.5190 | 2.5190 | 2.5190 | |
| Land100% | 17170 | 22600 | 22600 | 22600 | 22600 |
| Bldg100% | 55370 | 83110 | 83110 | 83110 | 83120 |
| Totl100% | 72540t | 105710t | 105710t | 105710t | 105720t |
| Cauv100% | 68200 | 68200 | 68200 | 68200 | |
| Tax Value: | | | | | |
| Land 35% | 6010 | 7910 | 7910 | 7910 | 7910 |
| Bldg 35% | 19380 | 29090 | 29090 | 29090 | 29090 |
| Totl 35% | 25390t | 37000t | 37000t | 37000t | 37000t |
| Hmstd35% | | | | | |
| Owner Oc | | | | | |
| Hmstd RB | | | | | |
| Net Tax | 1094.10 | 1258.32 | 1269.78 | 1264.62 | |
| Sp-Asmnt | 21.00 | 26.43 | 22.43 | 26.91 | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1H | F/C | M | | 532 | | a | *MAIN |
| | OFP | P | | 120 | 3600 | b | PORCH |
| 1 | F/C | A | | 140 | | c | ADDTN |
| 1 | F/C | A | | 216 | | d | ADDTN |
| 1 | F/C | A | | 168 | | e | ADDTN |
| 1 | F/C | A | | 180 | | f | ADDTN |
| | CAR1 | G | | 247 | 1970 | g | GRAGE |
| | OFP | P | | 60 | 1800 | h | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|
| 510 | 1 | 2016-11-14 | FREDERICK MARK R | 1WD * | 48000 | 15060 | 43290 |
| 222 | 1 | 2011-06-14 | FREDERICK DOUGLAS P | 1WD * | 40000 | 68210 | 42360 |
| 132 | 3 | 2011-04-05 | FREDERICK REBECCA A ETAL | 3AF * | 0 | 52460 | 56460 |
| 500 | 2 | 2004-10-26 | FREDERICK MARY E | 2CT * | 0 | 39260 | 54260 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2021 | 6010 | 19380 | 25390 | 1099.90 |
| 2020 | 6010 | 19380 | 25390 | 1104.52 |

| 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 | |
| 305 LEASE #1037 - BLANCHARD | XA/2025 | |




13114 SR 81 45836

Occupancy 1 Single Family

Story Height 1H
Floor Level
Metal

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Main | FRAME | | 1236 | 105830 |
| Part Upper | FRAME | | 532 | 27790 |
| Subtotal | | | | 133620 |
| Roof | GABLE | | | |

*DWELLING COMPUTATIONS

| | B | 1 | 2 | U | A |
|---|---|---|---|---|---|
| Plaster/Drywall | | X | X | | |
| Panelled Wall | | X | | | |
| Floor/Pine | | X | X | | |
| Floor/Carpet | | X | X | | |
| Number of Rooms | | 6 | 3 | | |
| Bedrooms | | 1 | 2 | | |
| Central Heat | | X | | | |
| FORCED AIR | | | | | |
| Plumbing | | | | | |
| Standard | 1 | | | | |
| Extra 3 Fixture | 1 | | | | |
| Extra Fixture | 1 | | | | |

| | |
|---|---|
| Heating | -710 |
| Plumbing | 2800 |
| Garages and Carports | 1970 |
| Extra Features | 5400 |
| Total Value | 143080 |
| PUB ELECTRIC | |
| PRIV WATER | |
| PRIV SEWER | |
| PUB PAVED ST/RD | |
| Neighborhood: | |
| 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 | 1H F/C | | 1768 | | C- | OLD/AV | 128770 | .55 | | 72430 |
| 2 | Flat Barn | | 28X48 | 1344 | | D | OLD/FR | 12900 | .80 | .50 | 1290 |
| 5 | Pole Build | | 32X60 | 1920 | | C | 1972AV | 23040 | .65 | | 8060 |
| 7 | POND | *.29A | | 0 | | | OLD/ | 0 | | | 0 |
| 8 | Lean-To | | 14X50 | 700 | | D | OLD/FR | 4480 | .70 | | 1340 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| homesite | 1.0000 | | | | 15000 | 15000 | 15000 | 15000 |
| small acreage | 1.5190 | | | | 5000 | 5000 | 7600 | 7600 |

Call Back: Sign: PSN Date: 2015-10-30 Lister: 01-110013.0000-v082020R