

BLANCHARD TWP  
NORTHERN SD

00010

Hardin County, Ohio  
Michael T. Bacon, Auditor

01-110017.0000  
P22

RES  
2023

sale

Eff Rate:- 48.05 — 47.85 — 47.59 — 37.57 — a/r

2020 SHEPHERD SHERRI L	2013-05-16
2021 4D VENTURES LLC	2020-07-01
2022 4D VENTURES LLC	2020-07-01
2023 FLAUGHER KEVIN R	2022-03-08 E 3-4 PT N 1/2 SW 1/4 S17
13444 SR 81	2WD .35A
DUNKIRK OH 45836	\$200,000 03.0-02-11-017

Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	511	511	511	511	511
Acres	.3500	.3500	.3500	.3500	
Land100%	8060	8060	8060	9600	9600
Bldg100%	66740	66740	66740	158940	158940
Totl100%	74800t	74800t	74800t	168540t	168540t
Cauvl00%					
Tax Value:					
Land 35%	2820	2820	2820	3360	3360
Bldg 35%	23360	23360	23360	55630	55630
Totl 35%	26180t	26180t	26180t	58990t	58990t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1138.88	1134.12	1128.14	2006.18	
Sp-Asmnt	344.56	21.00	21.00	25.00	

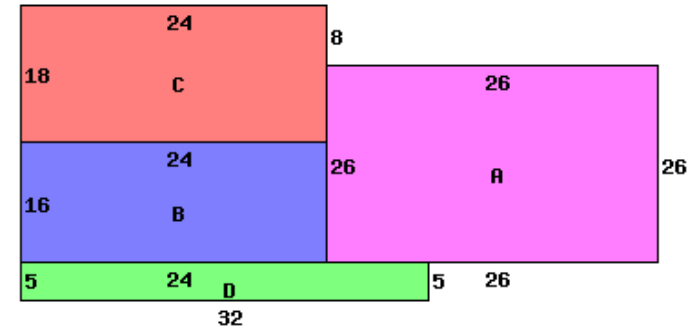
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		676		b	GRAGE
	F2	G		384	9220	c	ADDIN
1	F/C	A		432		d	PORCH
	OFF	F		160	4800		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
108	2	2022-03-08	FLAUGHER KEVIN R	2WD	200000	8060	66740
276	2	2020-07-01	4D VENTURES LLC	2WD	240000	7690	58000
96	2	2020-03-11	MCBRIDE JOSHUA & RYAN TRA	2WD *	0	7690	58000
243	2	2013-05-16	SHEPHERD SHERRI L	2WD	25590	6710	56060
564	2	2006-09-14	MCBRIDE JOSH	2SH	37000	6340	55230
685	2	1999-11-10	FRIZZELL PHILLIP E & LYN	2WD	80000	4710	45200
59	1	1995-01-25	MUSGRAVE PAUL E	1QC *	0	0	37510
58	1	1995-01-25	MUSGRAVE PAUL E	1CT *	0	0	37510

Year	Land	Bldg	Total	Net Tax
2019	2690	20300	22990	921.40
2018	2690	20300	22990	921.90

project	ben acres	/ %	factor
305 LEASE #1037 - BLANCHARD			XA/2023
921 BLANCHARD RIVER MAINT			XA/2023
500 HARDIN COUNTY LANDFILL			XA/2023

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13444 SR 81 45836

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 2	Sq-Ft Value
Floor Level	
Main	FRAME 1108 102260
Full Upper	FRAME 676 52560
Basement	676 12800
Subtotal	167620
Shingle	Roof MANSARD
Plaster/Drywall	X X
Unfinished Wall	X
Floor/Pine	X X
Floor/Carpet	X
Number of Rooms	1 3 3
Bedrooms	3
Central Heat	A
ELECTRIC	
Plumbing	
Standard	1
	Garages and Carports 9220
	Extra Features 4800
	Total Value 181640
	PUB ELECTRIC
	PRIV WATER
	PRIV SEWER
	PUB PAVED ST/RD
	Neighborhood:
	Code: 100
	Dwl/Gar/NC% 1.2500

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B F		1784		C	OLD/VG	181640	.30		158940
2 Shed	*NV	8X14	112			OLD/	0			0
homesite	acres/	effective	depth	actual	effective	extended	true			
	frontage	frontage	depth	rate	rate	value	value			
	.3500			15000	15000	9600	9600			