

BLANCHARD TWP  
NORTHERN SD

00010

Hardin County, Ohio  
Michael T. Bacon, Auditor

01-110017.0000  
P22

RES  
2025

sale

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

2022 4D VENTURES LLC	2020-07-01	
2023 FLAUGHER KEVIN R	2022-03-08	
2024 FLAUGHER KEVIN R	2022-03-08	
2025 FLAUGHER KEVIN R	2022-03-08 E 3-4 PT N 1/2 SW 1/4 S17	
13444 SR 81	2WD .35A	\$200,000
DUNKIRK OH 45836		

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	.3500	.3500	.3500	.3500	
Land100%	8060	9600	9600	9600	9600
Bldg100%	66740	158940	158940	158940	158940
Totl100%	74800t	168540t	168540t	168540t	168540t
Cauvl00%					
Tax Value:					
Land 35%	2820	3360	3360	3360	3360
Bldg 35%	23360	55630	55630	55630	55630
Totl 35%	26180t	58990t	58990t	58990t	58990t
Hmstd35%					
Owner Oc				52.18	
Hmstd RB					
Net Tax	1128.14	2006.18	2024.48	1964.06	
Sp-Asmnt	21.00	25.00	21.00	24.00	

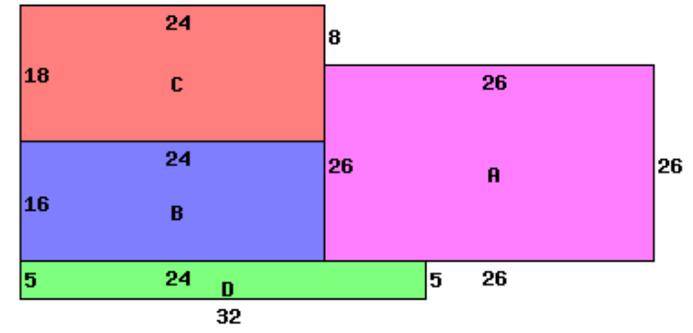
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		676		b	GRAGE
	F2	G		384	9220	c	ADDIN
1	F/C	A		432		d	PORCH
	OFF	P		160	4800		

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
2021	2820	23360	26180	1134.12
2020	2820	23360	26180	1138.88

Project	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

2



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	Garages and Carports 9220
Unfinished Wall	X	Extra Features 4800
Floor/Pine	X X	Total Value 181640
Floor/Carpet	X	
Number of Rooms	1 3 3	PUB ELECTRIC
Bedrooms	3	PRIV WATER
		PRIV SEWER
Central Heat	A	PUB PAVED ST/RD
ELECTRIC		
Plumbing		Neighborhood:
Standard	1	Code: 100
		Dwl/Gar/NC% 1.2500

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