

BLANCHARD TWP
NORTHERN SD

00010

Hardin County, Ohio
Michael T. Bacon, Auditor

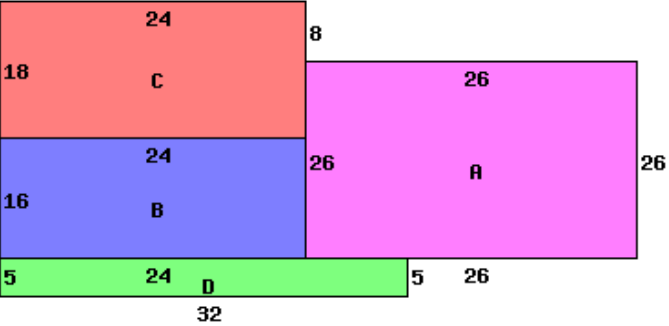
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P22

RES
2025

2022 4D VENTURES LLC	2020-07-01	Tax Year	2022	2023	2024	2025	2025	CAMA
2023 FLAUGHER KEVIN R	2022-03-08	Prop Cls	511	511	511	511	511	511
2024 FLAUGHER KEVIN R	2022-03-08	Acres	.3500	.3500	.3500	.3500	.3500	
2025 FLAUGHER KEVIN R	2022-03-08 E 3-4 PT N 1/2 SW 1/4 S17	Land100%	8060	9600	9600	9600	9600	11040
13444 SR 81	2WD .35A	Bldg100%	66740	158940	158940	158940	158940	203440
DUNKIRK OH 45836	\$200,000	Totl100%	74800t	168540t	168540t	168540t	168540t	214480t
		Cauv100%						
		Tax Value:						
		Land 35%	2820	3360	3360	3360	3360	3860
		Bldg 35%	23360	55630	55630	55630	55630	71200
		Totl 35%	26180t	58990t	58990t	58990t	58990t	75070t
		Hmstd35%						
		Owner Oc				52.18	52.18	
		Hmstd RB						
		Net Tax	1128.14	2006.18	2024.48	1964.06	1964.06	
		Sp-Asmnt	21.00	25.00	21.00	24.00		

SHB+ 2 B	CONS F	TYPE M	FACT	SQ-FT 676	VALUE 9220	a	*MAIN
1	F2	G		384		b	GRAGE
	F/C	A		432		c	ADDTN
	OFF	P		160	4800	d	PORCH
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	24000	7690	58000
96	2	2020-03-11	MCBRIDE JOSHUA & RYAN TRA	2WD *	0	7690	58000
243	2	2013-05-16	SHEPHERD SHERRI L	2WD	25500	6710	56060
564	2	2006-09-14	MCBRIDE JOSH	ZSH	37000	6340	55230
685	2	1999-11-10	FRIZZELL PHILLIP E & LYN	2WD	80000	4710	45200
59	1	1995-01-25	MUSGRAVE PAUL E	10C *	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			
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				

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Occupancy 1 Single Family				*DWELLING COMPUTATIONS												
Story Height	2			Sq-Ft	Value	Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
Floor Level		Main	FRAME	1108	102260	1 DWELLING	2 B F	8X14	1784		C	OLD/VG	181640	.30		203440
		Full Upper	FRAME	676	52560	2 Shed	*NV		112			OLD/	0			0
		Basement		676	12800											
		Subtotal			167620											
Shingle		Roof	MANSARD			homesite	acres/ frontage	effective frontage	depth	depth factor		actual rate	effective rate	extended value		true value
Plaster/Drywall		B 1 2 U A			Garages and Carports											
Unfinished Wall		X X			Extra Features											
Floor/Pine		X X			Total Value											
Floor/Carpet		X														
Number of Rooms	1 3 3															
Bedrooms	3				PUB ELECTRIC											
					PRIV WATER											
					PRIV SEWER											
					PUB PAVED ST/RD											
Central Heat		A														
ELECTRIC																
Plumbing					Neighborhood:											
Standard	1				Code:											
					Dwl/Gar/NC%											

Call Back:

Sign: PSN Date: 2015-10-30 Lister:

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