

BLANCHARD TWP
NORTHERN SD

00010

Hardin County, Ohio
Michael T. Bacon, Auditor

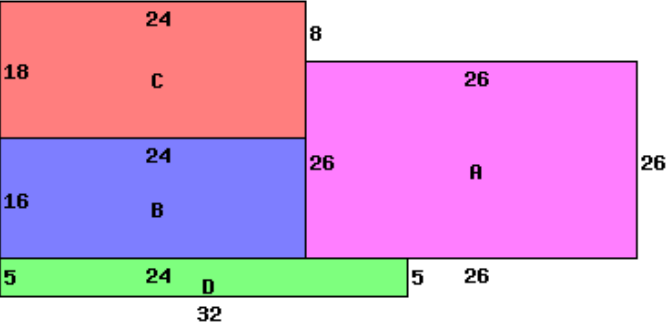
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P22

RES
2025

2022 4D VENTURES LLC	2020-07-01	Tax Year	2022	2023	2024	2025	CAMA
2023 FLAUGHER KEVIN R	2022-03-08	Prop Cls	511	511	511	511	511
2024 FLAUGHER KEVIN R	2022-03-08	Acres	.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	11040
13444 SR 81	2WD .35A	Bldg100%	66740	158940	158940	158940	203440
DUNKIRK OH 45836	\$200,000	Totl100%	74800t	168540t	168540t	168540t	214480t
		Cauv100%					
		Tax Value:					
		Land 35%	2820	3360	3360	3360	3860
		Bldg 35%	23360	55630	55630	55630	71200
		Totl 35%	26180t	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 b	*MAIN GRAGE
1	F2 F/C	G A		384		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 Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
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													
B 1 2 U A																
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																
Standard	1			Neighborhood:												
				Code:		100										
				Dwl/Gar/NC%		1.6000										
Call Back:						Sign: PSN Date: 2015-10-30 Lister: 01-110017_0000-v082020R										

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