BLANCHARD TWP
NORTHERN SD 00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-110017.0000 RES
P22 2026

sale

2023	FLAUGHER KEVIN R	2022-03-08
2024	FLAUGHER KEVIN R	2022-03-08
2025	FLAUGHER KEVIN R	2022-03-08
2026	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	

Eff Rate: – 37.57 — 37.86 — 37.71 — 37.72 — a/r

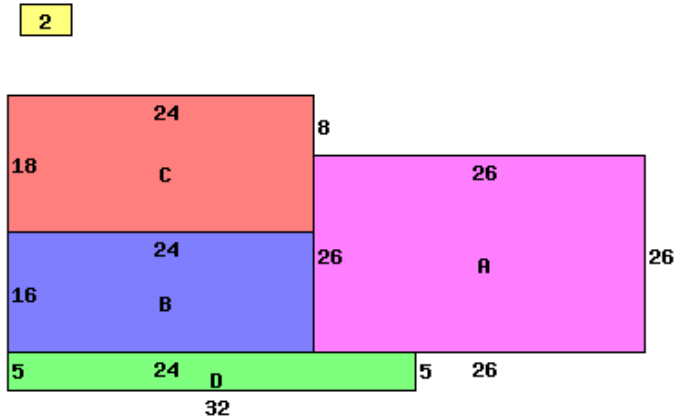
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	.3500	.3500	.3500	.3500	.3500			
Land100%	9600	9600	9600	9600		9600	11030	11040
Bldg100%	158940	158940	158940	158940		158940	203430	203440
Totl100%	168540t	168540t	168540t	168540t		168540t	214460t	214480t
Cauv100%								
Tax Value:								
Land 35%	3360	3360	3360	3360		3360	3860	3860
Bldg 35%	55630	55630	55630	55630		55630	71200	71200
Totl 35%	58990t	58990t	58990t	58990t		58990t	75060t	75070t
Hmstd35%								
Owner Oc			52.18	52.18	52.18			
Hmstd RB								
Net Tax	2006.18	2024.48	1964.06	1964.06	1964.06			
Sp-Asmnt	25.00	21.00	24.00	24.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		676		a	*MAIN
	F2	G		384	9220	b	GRAGE
1	F/C	A		432		c	ADDTN
	OFP	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		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
2022	2820	23360	26180	1128.14
2021	2820	23360	26180	1134.12

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			



13444 SR 81 45836

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1108	102260
	Full Upper	FRAME	676	52560
	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		Neighborhood:	
Standard	1	Code:	100
		Dwl/Gar/NC%	1.6000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B F		1784		C	OLD/VG	181640	.30		203440
2	Shed	*NV	8X14	112			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	.3500				17250	17250	11040	11040

Call Back: Sign: PSN Date: 2015-10-30 Lister: 01-110017.0000-v082020R