BLANCHARD TWP
NORTHERN SD 00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-110019.0000 RES
P20 2026

sale

2023 COOPER PHILIP NEIL &	2006-03-15	
2024 COOPER PHILIP NEIL &	2006-03-15	
2025 COOPER PHILIP NEIL &	2006-03-15	
2026 COOPER PHILIP NEIL & BE	2006-03-15	PT NW 1/4 SE 1/4 S17
13724 SR 81 E	1SD	1.00A
	$68,000	
DUNKIRK OH 45836		

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

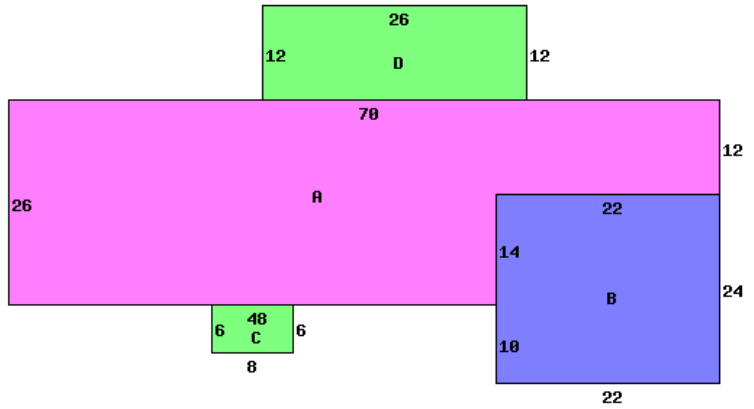
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	1.0000	1.0000	1.0000	1.0000	1.0000			
Land100%	15000	15000	15000	15000		15000	17260	17250
Bldg100%	115970	115970	115970	115970		115970	148430	148430
Totl100%	130970t	130970t	130970t	130970t		130970t	165690t	165680t
Cauv100%								
Tax Value:								
Land 35%	5250	5250	5250	5250		5250	6040	6040
Bldg 35%	40590	40590	40590	40590		40590	51950	51950
Totl 35%	45840t	45840t	45840t	45840t		45840t	57990t	57990t
Hmstd35%								
Owner Oc	40.86	40.72	40.54	40.54	40.54			
Hmstd RB	303.66	327.52	337.88	337.88	337.88			
Net Tax	1214.44	1204.94	1188.36	1188.36	1188.36			
Sp-Asmnt	25.00	21.00	24.00	24.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	B/C	M		1512		a	*MAIN
	B2	G		528	14780	b	GRAGE
	STP	P		48	190	c	PORCH
	PAT	P		312	940	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
149	1	2006-03-15	COOPER PHILIP NEIL & BEC	1SD		68000	9910	87310
728	1	1996-11-21	BROWN WENDY K	1WD		78000	6510	59690
226	1	1991-04-08		1UN	*	60000	0	52710

Year	Land	Bldg	Total	Net Tax
2022	4410	36750	41160	1360.14
2021	4410	36750	41160	1736.48

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		



13724 SR 81 45836

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	BRICK	1512	131330
	Subtotal			131330
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Fireplaces	2000
Floor/Pine	X	Air Conditioning	2570
Floor/Carpet	X	Garages and Carports	14780
Number of Rooms	6	Extra Features	3930
Bedrooms	3	Total Value	154610
Fireplace		PUB ELECTRIC	
Openings	1	PRIV WATER	
Stacks	1	PRIV SEWER	
Central Heat	A		
FORCED AIR		Neighborhood:	
Central A/C	A	Code:	100
Plumbing		Dwl/Gar/NC%	1.6000
Standard	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B/C		1512		C	1969AV	154610	.40		148430

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250

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