BLANCHARD TWP
NORTHERN SD 00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-120009.0000 RES
M22 2026

sale

2023	NICHOLS ROYCE & BELIN	
2024	NICHOLS ROYCE & BELIN	
2025	NICHOLS BELINDA ANN	2024-02-07
2026	NICHOLS BELINDA ANN	2024-02-07 PT W 1/2 SE 1/4 S18 3.00A
	2769 US 68	2CT
		$0
	DUNKIRK OH 45836	

2028	GERDING KIMBERLY LYNN &	2026-05-04
	2769 US 68	2AF
	DUNKIRK OH 45836	

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

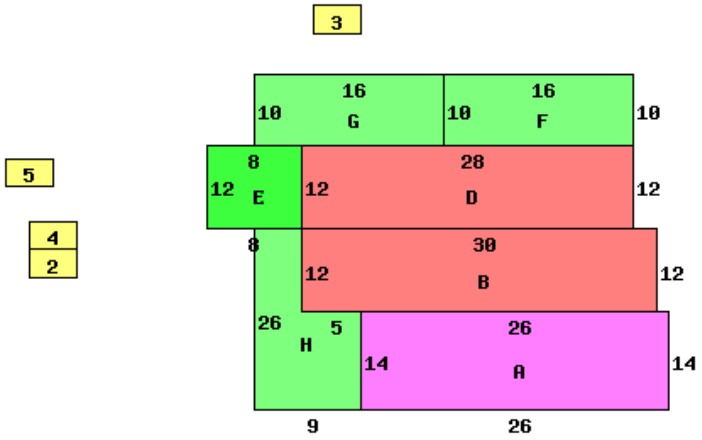
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	3.0000	3.0000	3.0000	3.0000	3.0000			
Land100%	25000	25000	25000	25000		25000	27260	27250
Bldg100%	115630	115630	115630	115630		115630	145430	145440
Totl100%	140630t	140630t	140630t	140630t		140630t	172690t	172690t
Cauv100%								
Tax Value:								
Land 35%	8750	8750	8750	8750		8750	9540	9540
Bldg 35%	40470	40470	40470	40470		40470	50900	50900
Totl 35%	49220t	49220t	49220t	49220t		49220t	60440t	60440t
Hmstd35%	39110	39110	39110	39110		39110	49390	
Owner Oc	34.86	34.74	34.60	34.60	34.60	hmstd 5250 l	33860 b	
Hmstd RB								
Net Tax	1639.04	1654.42	1647.70	1647.70	1647.70			
Sp-Asmnt	29.86	25.86	31.49	31.49				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1T	F/C	M		364		a	*MAIN
1 B	F	A		360		b	ADDTN
	CAN	P		96	770	c	PORCH
1	F/C	A		336		d	ADDTN
	STP	P		96	380	e	PORCH
	OFP	P		160	4800	f	PORCH
	DK	P		160	2400	g	PORCH
	OFP	P		174	5220	h	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
200	2	2026-05-04	GERDING KIMBERLY LYNN &	2AF *	0	25000	115630
65	2	2024-02-07	NICHOLS BELINDA ANN	2CT *	0	25000	115630

Year	Land	Bldg	Total	Net Tax
2022	6510	29880	36390	1535.56
2021	6510	29880	36390	1543.72

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			



2769 US 68 45836

Occupancy 1 Single Family

			*DWELLING COMPUTATIONS Sq-Ft	Value
Story Height 1T				
Floor Level	Main	FRAME	1060	101970
	Part Upper	FRAME	364	24710
	Basement		360	6950
	Subtotal			133630
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X X	Fireplaces	2000
Panelled Wall	X X	Air Conditioning	2640
Unfinished Wall	X	Extra Features	13570
Floor/Carpet	X X	Total Value	151840
Number of Rooms	1 5 3		
Bedrooms	1 2	PUB ELECTRIC	
		PUB GAS	
Fireplace		PRIV WATER	
Openings	1	PRIV SEWER	
Stacks	1	PUB PAVED ST/RD	
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	1T F/C		1424		C	OLD/AV	151840	.55		109330
2	Garage		30X36	1080		C	1980AV	25920	.65		14520
3	Pool	VIN		492		C	1984AV	24600	.50	.30	8610
4	Garage	F	24X30	720		C	2000AV	17280	.55		12440
5	Shed		10X16	160		D	1986AV	1540	.65		540

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	2.0000				5000	5000	10000	10000

Call Back: Sign: PSN Date: 2015-10-26 Lister: