

BLANCHARD TWP
NORTHERN SD

00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-120018.0000
M08

RES
2025

sale

Eff Rate:- 47.59 — 37.57 — 37.86 — 37.72 — a/r

2022	BATES KEVIN N & JO AN	2016-07-06	
2023	BATES KEVIN N & JO AN	2016-07-06	
2024	BATES KEVIN N JR & KE	2023-05-12	
2025	BATES KEVIN N JR & KELL	2023-05-12	PT SW 1/4 S18 .945A
	2984 CR 135	2QC	
	DOLA OH 45835	\$0	

Tax Year	2022	2023	2024	2025	
Prop Cls	511	511	511	511	CAMA
Acres	.9450	.9450	.9450	.9450	511
Land100%	12600	14170	14170	14170	14180
Bldg100%	103600	134230	134230	134230	134230
Totl100%	116200t	148400t	148400t	148400t	148410t
Cauvl00%					

2026	BATES KEVIN N JR & KELL	2025-02-13	
	2984 CR 135	2QC	
	DOLA OH 45835		

Tax Value:					
Land 35%	4410	4960	4960	4960	4960
Bldg 35%	36260	46980	46980	46980	46980
Totl 35%	40670t	51940t	51940t	51940t	51940t
Hmstd35%					
Owner Oc					
Hmstd RB	1752.54	1766.40	1782.52	1775.26	
Net Tax					
Sp-Asmnt	21.00	25.00	21.00	24.12	

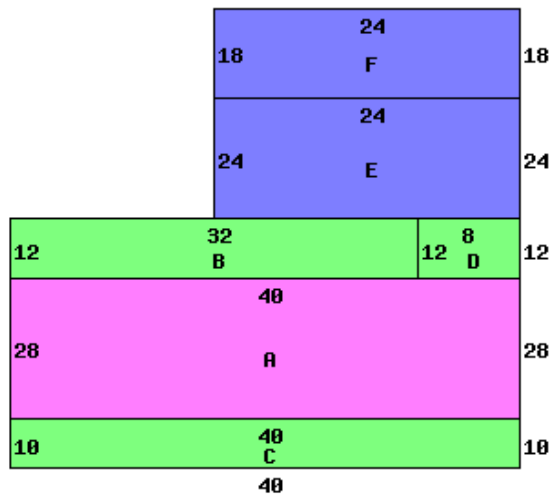
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1120		a	*MAIN
	PAT	P		384	1150	b	PORCH
	STP	P		400	1600	c	PORCH
F	FFP	P		96	3840	d	PORCH
	F	G		576	13820	e	GRAGE
	F	G		432	10370	f	GRAGE

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
75	2	2025-02-13	BATES KEVIN N JR & KELLY	2QC *	0	14170	134230
187	2	2023-05-12	BATES KEVIN N JR & KELLY	2QC *	0	12600	103600
125	2	2023-03-27	BATES KEVIN N JR & KELLY	2QC *	0	12600	103600
274	2	2016-07-06	BATES KEVIN N & JO ANN	2WD	40000	10510	45260
283	2	2010-06-15	MILLER LESTER L	2FD *	40000	10490	47260
212	1	2010-06-15	MILLER CHARLES E	1CT *	0	10490	47260

Year	Land	Bldg	Total	Net Tax
2021	4410	36260	40670	1761.86
2020	4410	36260	40670	1769.24

p r o j e c t		ben acres	/ %	factor
235	KELLOGG #983 - BLANCHARD			XA/2025
500	HARDIN COUNTY LANDFILL			XA/2025
921	BLANCHARD RIVER MAINT			XA/2023
305	LEASE #1037 - BLANCHARD			XA/2025

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2984 CR 135 45835

Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	1	Sq-Ft Value
Floor Level	Main	FRAME 1120 103370
	Full Upper	FRAME 576 47420
	Subtotal	150790
Metal	Roof	GABLE
	B 1 2 U A	
Plaster/Drywall	D	Garages and Carports 24190
Panelled Wall	X	Extra Features 6590
Floor/Hardwood	X	Total Value 181570
Floor/Carpet	X	
Floor/Tile-Lino	L	PUB ELECTRIC
Number of Rooms	6	PRIV WATER
Bedrooms	3	PRIV SEWER
		PUB PAVED ST/RD
Central Heat	A	
ELECTRIC		Neighborhood:
Plumbing		Code: 100
Standard	1	Dwl/Gar/NC% 1.2500

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 F/C	22X28	1696	616	C-	1962GD	163410	163410	.37		128690
2 Garage					C	1963FR	14780	14780	.70		5540
homesite		acres/ frontage	effective frontage	depth	actual factor	effective rate	effective rate	extended value	true value		
		.9450				15000	15000	14180	14180		