

BLANCHARD TWP
NORTHERN SD

00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-120022.0000
M14

RES
2025

sale

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

2022 NUNES PAULO & LISA	2021-09-27	
2023 NUNES PAULO & LISA	2021-09-27	
2024 NUNES PAULO & LISA	2021-09-27	
2025 NUNES PAULO & LISA	2021-09-27	
12395 TR 40	2021-09-27 PT SW 1/4 S18 .80A	
	1QC	
DUNKIRK OH 45836	\$0	

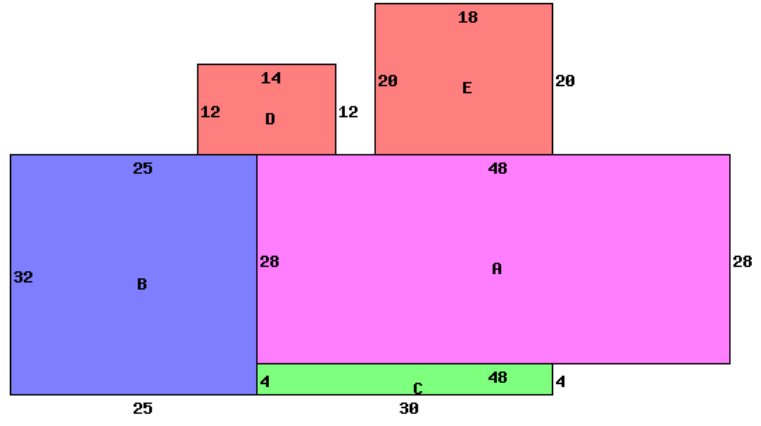
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	.8000	.8000	.8000	.8000	
Land100%	11340	13510	13510	13510	13500
Bldg100%	136430	153830	153830	153830	153840
Totl100%	147770t	167340t	167340t	167340t	167340t
Cauv100%					
Tax Value:					
Land 35%	3970	4730	4730	4730	4730
Bldg 35%	47750	53840	53840	53840	53840
Totl 35%	51720t	58570t	58570t	58570t	58570t
Hmstd35%					
Owner Oc	58.22	52.20	52.02	51.80	
Hmstd RB					
Net Tax	2170.48	1939.68	1958.02	1950.08	
Sp-Asmnt	21.00	25.00	21.00	24.87	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 B	F	M		1344			
	F2	G		800	19200	b	GRAGE
	OFF	P		120	3600	c	PORCH
1	F/C	A		168		d	ADDTN
1	F/C	A		360		e	ADDTN

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
421	1	2021-09-27	NUNES PAULO & LISA	1QC *	0	11340	136430
111	1	2018-03-23	NUNES PAULO	1FD	124000	10800	116230
46	3	2012-02-16	WRIGHT DONALD E	3CT *	0	9460	96310

Year	Land	Bldg	Total	Net Tax
2021	3970	47750	51720	2182.00
2020	3970	47750	51720	2191.20

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



12395 TR 40 45836

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1	Sq-Ft Value
Floor Level	Main FRAME 1872 132500
	Basement 1344 24880
	Subtotal 157380
Shingle	Roof GABLE
B 1 2 U A	
Plaster/Drywall	X Fireplaces 4000
Unfinished Wall	X Air Conditioning 3280
Floor/Hardwood	X Garages and Carports 19200
Floor/Carpet	X Extra Features 5480
Number of Rooms	6 Total Value 189340
Bedrooms	3
Fireplace	PUB ELECTRIC
Openings	2 PRIV WATER
Stacks	1 PRIV SEWER
Central Heat	A PUB PAVED ST/RD
ELECTRIC	Neighborhood:
Central A/C	A Code: 100
Plumbing	Dwl/Gar/NC% 1.2500
Standard	1

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F	FtxFt	1872	Rate	C	1968GD	189340	.35	Dpr	Value
homesite	acres/	effective	depth	depth	actual	effective	extended	true		
	frontage	frontage	factor	factor	rate	rate	value	value		
	.8000				15000	15000	13500	13500		