BLANCHARD TWP
NORTHERN SD 00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-120023.0000 RES
M13 2025

sale

2022 FRATER BARBARA J		1988-04-27
2023 FRATER BARBARA J		1988-04-27
2024 FRATER BARBARA J		1988-04-27
2025 FRATER BARBARA J		1988-04-27 PT SW 1/4 S18 .795A
12333 TR 40		
		$0
DUNKIRK OH 45836		

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

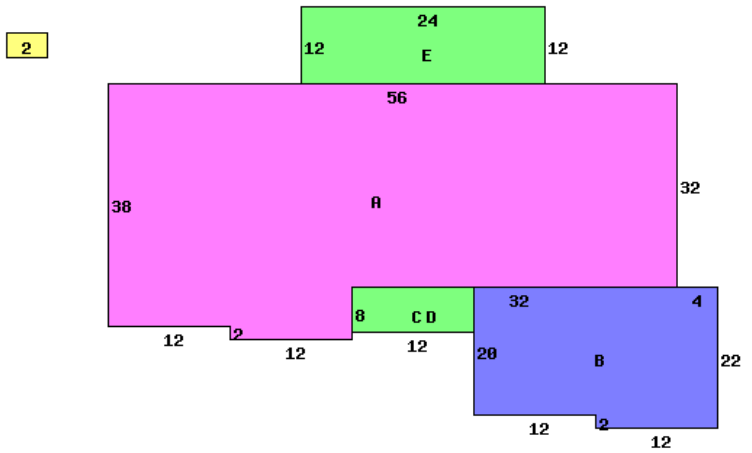
	2022	2023	2024	2025	CAMA
Tax Year					
Prop Cls	511	511	511	511	511
Acres	.8000	.8000	.8000	.8000	
Land100%	11340	13510	13510	13510	13500
Bldg100%	162770	184290	184290	184290	184290
Totl100%	174110t	197800t	197800t	197800t	197790t
Cauv100%					
Tax Value:					
Land 35%	3970	4730	4730	4730	4730
Bldg 35%	56970	64500	64500	64500	64500
Totl 35%	60940t	69230t	69230t	69230t	69230t
Hmstd35%					
Owner Oc	68.60	61.70	61.50	61.22	
Hmstd RB	367.16	303.66	327.52	337.88	
Net Tax	2190.26	1989.06	1986.88	1967.14	
Sp-Asmnt	21.00	25.00	21.00	24.85	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1960		a	*MAIN
	F F	G		504	14640	b	GRAGE
	RFX	P		84	840	c	PORCH
	STP	P		84	340	d	PORCH
	PAT	P		288	860	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
293	0	1988-04-27		*	0	0	2710
643	0	1987-07-31		*	2950	0	4600

Year	Land	Bldg	Total	Net Tax
2021	3970	56970	60940	2201.82
2020	3970	56970	60940	2211.06

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			



12333 TR 40

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1960	135100
	Subtotal			135100
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	3470
Floor/Carpet	X	Plumbing	3500
Floor/Tile-Lino	L	Garages and Carports	14640
Number of Rooms	7	Extra Features	2840
Bedrooms	3	Total Value	159550
Central Heat	A	PUB ELECTRIC	
FORCED AIR		PRIV WATER	
Heat Pump	A	PRIV SEWER	
Central A/C	A	PUB PAVED ST/RD	
Plumbing			
Standard	1	Neighborhood:	
Extra 3 Fixture	1	Code:	100
Extra 2 Fixture	1	Dwl/Gar/NC%	1.2500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		1960		C+	2005GD	175510	.16		184290
2	Shed	*NV 0	12X18	216			OLD/VP	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	.8000				15000	15000	13500	13500

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

01-120023.0000-v082020R