BLANCHARD TWP
NORTHERN SD 00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-120040.0000 RES
M10 2025

sale

2022 BUROKER RHONDA R &	2019-12-31	
2023 BUROKER RHONDA R &	2019-12-31	
2024 BUROKER RHONDA R &	2019-12-31	
2025 RICKLE BRAD E & PEGGY S	2024-08-22 PT SW1/4 S18 2.00A	
12061 TR 40	2WD	
	$285,000	
DUNKIRK OH 45836		

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

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	2.0000	2.0000	2.0000	2.0000	
Land100%	15600	20000	20000	20000	20000
Bldg100%	174660	230230	230230	230230	230220
Totl100%	190260t	250230t	250230t	250230t	250220t
Cauv100%					
Tax Value:					
Land 35%	5460	7000	7000	7000	7000
Bldg 35%	61130	80580	80580	80580	80580
Totl 35%	66590t	87580t	87580t	87580t	87580t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2869.46	2978.46	3005.64	2993.42	
Sp-Asmnt	21.57	27.36	23.36	28.14	

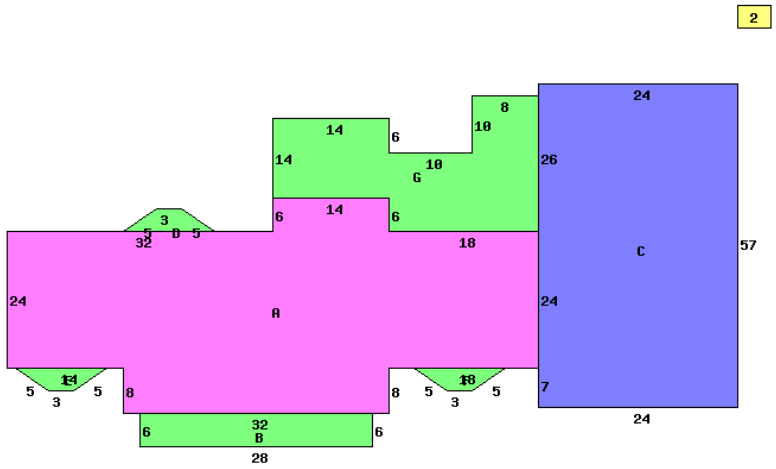
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1876		a	*MAIN
	OFP	P		168	5040	b	PORCH
	F2	G		1368	32830	c	GRAGE
	BAY	P		28	1060	d	PORCH
	BAY	P		28	1060	e	PORCH
	BAY	P		28	1060	f	PORCH
	DK	P		528	7920	g	PORCH

gas fireplace

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
347	2	2024-08-22	RICKLE BRAD E & PEGGY S		2WD	285000	20000	230230
502	2	2019-12-31	BUROKER RHONDA R &		2WD *	0	15000	151430
347	2	1998-08-07	OLIVER FAMILY TRUSTS	TR	2QC *	0	8710	99540
900	2	1991-11-04			2UN *	4000	0	5000

Year	Land	Bldg	Total	Net Tax
2021	5460	61130	66590	2884.72
2020	5460	61130	66590	2896.80

project			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			



12061 TR 40 45836

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1876	132780
	Subtotal			132780
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	3280
Floor/Pine	X	Plumbing	3500
Floor/Carpet	X	Garages and Carports	32830
Floor/Tile-Lino	T	Extra Features	16140
Number of Rooms	7	Total Value	188530
Bedrooms	3		
		PUB ELECTRIC	
Central Heat	A	PRIV WATER	
GEOTHERMAL		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		1876		B-	1992VG	226240	.19		229070
2	Shed		10X20	200		D	2009AV	1920	.40		1150

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				15000	15000	15000	15000
small acreage	1.0000				5000	5000	5000	5000

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