BLANCHARD TWP
NORTHERN SD 00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-140011.0000 RES
O15 2025

sale

2022	NEUMEIER JAMES R & BO	2018-12-26	
2023	NEUMEIER JAMES R & BO	2018-12-26	
2024	NEUMEIER JAMES R & BO	2018-12-26	
2025	NEUMEIER JAMES R & BONN	2018-12-26	PT SW 1/4 S20 .881A
	13213 TR 50	2SD	
		$210,000	
	DUNKIRK OH 45836		

2026	KINDELL KARRI & AARON	2025-05-30	
	13213 TR 50	2SD	
	DUNKIRK OH 45836		

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

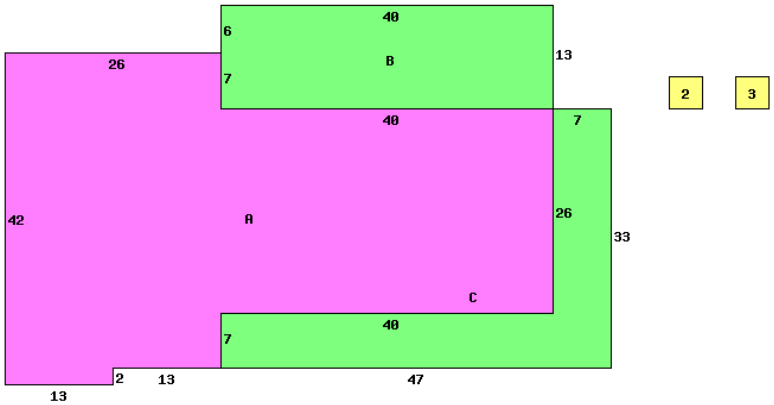
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	.8800	.8800	.8800	.8800	
Land100%	11970	14260	14260	14260	14250
Bldg100%	177170	228200	228200	228200	228190
Totl100%	189140t	242460t	242460t	242460t	242440t
Cauv100%					
Tax Value:					
Land 35%	4190	4990	4990	4990	4990
Bldg 35%	62010	79870	79870	79870	79870
Totl 35%	66200t	84860t	84860t	84860t	84850t
Hmstd35%	65200	83500	83500	83500	
Owner Oc	73.40	74.42	74.16	73.84	hmstd 4990 l 78510 b
Hmstd RB	367.16	303.66	327.52	337.88	
Net Tax	2412.10	2507.88	2510.62	2488.72	
Sp-Asmnt	24.00	28.00	24.00	27.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		2106		a	*MAIN
	PAT	P		520	1560	b	PORCH
	OFP	P		511	15330	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
220	2	2025-05-30	KINDELL KARRI & AARON	2SD	425000	14260	228200
622	2	2018-12-26	NEUMEIER JAMES R & BONNIE	2SD	210000	11400	151860
462	2	2017-10-23	MORRIS CODEE L	2QC *	0	9970	166170
370	2	2016-08-24	MORRIS CODEE L	2WD	165000	9970	166170
329	6	2013-07-23	WALDEN RICHARD	6CT *	0	9970	162060
119	6	2003-03-11	SHELDON MARTHA M	6CT *	0	7600	96770

Year	Land	Bldg	Total	Net Tax
2021	4190	62010	66200	2424.86
2020	4190	62010	66200	2435.04

project			ben acres	/ %	factor
131	BLANCHARD RIVER MAINT	XA/2025			
183	WARMBROD - BLANCHARD	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			
921	BLANCHARD RIVER MAINT	XA/2023			
235	KELLOGG #983 - BLANCHARD	XA/2025			



13213 TR 50 45836

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	2106	142530
	Basement		2106	38810
	Subtotal			181340
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		D			
Unfinished Wall	X				
Floor/Carpet		X			
Floor/Concrete	X				
Floor/Tile-Lino		X			
Number of Rooms	1	6			
Bedrooms		3			
Central Heat FORCED AIR		A			
Central A/C		A			
Plumbing					
Standard	1				
Extra 3 Fixture	1				
Extra 2 Fixture	1				

Air Conditioning		3660
Plumbing		3500
Extra Features		16890
Total Value		205390
PUB ELECTRIC		
PRIV WATER		
PRIV SEWER		
PUB PAVED ST/RD		
Neighborhood:		
Code:		100
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 B F		2106		C	2005GD	205390	.16		215660
2	Garage		24X30	720		C	1958GD	17280	.60		8640
3	Pole Build		24X30	720		C	1998AV	8640	.55		3890

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	.8800				15000	15000	14250	14250

Call Back: Sign: PSN Date: 2015-10-30 Lister: