BLANCHARD TWP
NORTHERN SD 00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-140012.0000 RES
O01 2026

sale

2023 MUSGRAVE CHAD S	2022-11-03	
2024 MUSGRAVE CHAD S	2022-11-03	
2025 MUSGRAVE CHAD S	2022-11-03	
2026 MUSGRAVE CHAD S	2022-11-03 PT NE 1/4 NE 1/4 S20	
13982 TR 40	2WD	1.00A
	$0	
ADA OH 45810		

2027 BARBER KEVIN M	2025-03-10	
13982 TR 40	2WD	
ADA OH 45810		

Eff Rate:– 37.57 — 37.86 — 37.71 — 37.72 — a/r

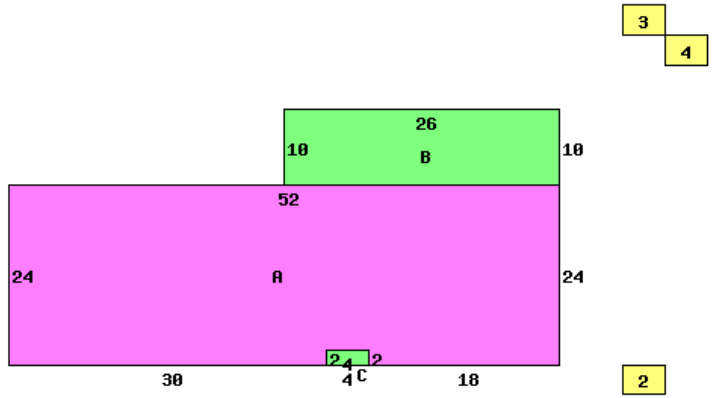
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	1.0000	1.0000	1.0000	1.0000	1.0000			
Land100%	15000	15000	15000	15000		15000	17260	17250
Bldg100%	96890	96890	96890	96890		96890	123860	123860
Totl100%	111890t	111890t	111890t	111890t		111890t	141110t	141110t
Cauv100%								
Tax Value:								
Land 35%	5250	5250	5250	5250		5250	6040	6040
Bldg 35%	33910	33910	33910	33910		33910	43350	43350
Totl 35%	39160t	39160t	39160t	39160t		39160t	49390t	49390t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1331.76	1343.92	1338.46	1338.46	1338.46			
Sp-Asmnt	25.00	21.00	24.00	24.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1240		a	*MAIN
	EFP	P		260	10400	b	PORCH
	OFP	P		8	240	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
94	2	2025-03-10	BARBER KEVIN M	2WD		125000	15000	96890
19	3	2025-01-08	MUSGRAVE ALISSA A	3CT	*	0	15000	96890
510	2	2022-11-03	MUSGRAVE CHAD S	2WD	*	0	12600	83140
386	1	2017-09-05	MUSGRAVE MARION L	1CT	*	0	10510	59830

Year	Land	Bldg	Total	Net Tax
2022	4410	29100	33510	1039.34
2021	4410	29100	33510	1044.82

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			



13982 TR 40 45836

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1240	106170
	Subtotal			106170
Metal	Roof	GABLE		

B 1 2 U A

Panelled Wall	X	Extra Features	10640
Floor/Carpet	X	Total Value	116810
Floor/Tile-Lino	X		
Number of Rooms	5	PUB ELECTRIC	
Bedrooms	2	PRIV WATER	
		PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
ELECTRIC			
Plumbing		Neighborhood:	
Standard	1	Code:	100
		Dwl/Gar/NC%	1.6000

	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		1240		C	1970AV	116810	.40		112140
2	Garage		26X32	832		C	1979AV	19970	.65		11180
3	Shed		10X16	160		D	1992AV	1540	.65		540
4	Shed	*PP	10X14	140			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250

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