

BLANCHARD TWP
NORTHERN SD

00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-140012.0000
001

RES
2025

sale

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

2022 MUSGRAVE MARION L	2017-09-05
2023 MUSGRAVE CHAD S	2022-11-03
2024 MUSGRAVE CHAD S	2022-11-03
2025 MUSGRAVE CHAD S	2022-11-03
13982 TR 40	2022-11-03 PT NE 1/4 NE 1/4 S20
ADA OH 45810	\$0 2WD 1.00A

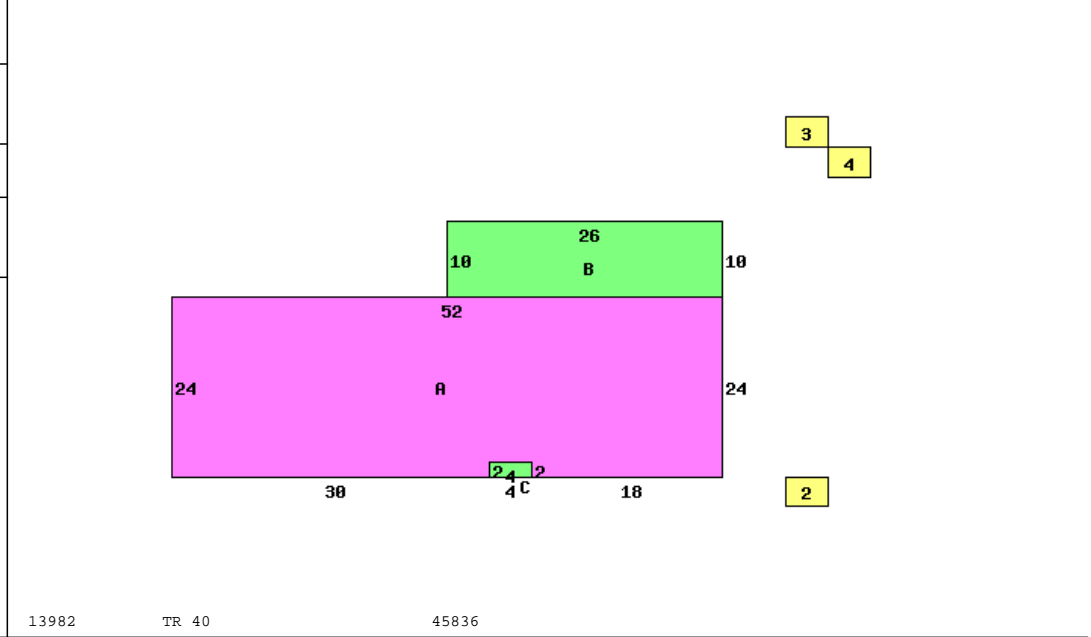
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	1.0000	1.0000	1.0000	1.0000	
Land100%	12600	15000	15000	15000	15000
Bldg100%	83140	96890	96890	96890	96890
Totl100%	95740t	111890t	111890t	111890t	111890t
Cauvl00%					

2026 BARBER KEVIN M	2025-03-10
13982 TR 40	2WD
ADA OH 45810	

Tax Value:					
Land 35%	4410	5250	5250	5250	5250
Bldg 35%	29100	33910	33910	33910	33910
Totl 35%	33510t	39160t	39160t	39160t	39160t
Hmstd35%	33310				
Owner Oc	37.50				
Hmstd RB	367.16				
Net Tax	1039.34	1331.76	1343.92	1338.46	
Sp-Asmnt	21.00	25.00	21.00	24.00	

SHB+ 1	CONS F/C EFP OFF	TYPE M P P	FACT 1240 260 8	SQ-FT 1240 260 8	VALUE 10400 240	a *MAIN b PORCH 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			
2021	4410	29100	33510	1044.82			
2020	4410	29100	33510	1049.18			

p r o j e c t		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		
Story Height 1	Sq-Ft	Value	
Floor Level	1240	106170	
Metal	Subtotal	106170	
	Main	FRAME	
	Roof	GABLE	
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	
Central Heat	A	PRIV SEWER	
ELECTRIC		PUB PAVED ST/RD	
Plumbing		Neighborhood:	
Standard	1	Code:	100
		Dwl/Gar/NC%	1.2500

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	1240		Cond	Value	Dpr	Dpr	Value
2 Garage		26X32	832	C	1970AV	116810	.40	87610
3 Shed		10X16	160	C	1979AV	19970	.65	8740
4 Shed	*PP	10X14	140	D	1992AV	1540	.65	540
				OLD/	0			0
homesite	1.0000	effective frontage	depth	actual rate	effective rate	extended value	true value	
		1.0000		15000	15000	15000	15000	