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

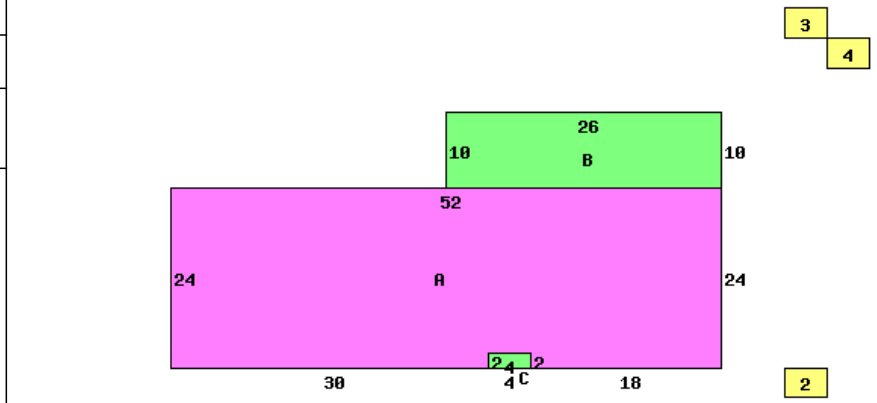
| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 511 | 511 | 511 | 511 | 0 | 511 | 511 | 511 |
| Acres | 1.0000 | 1.0000 | 1.0000 | 1.0000 | 1.0000 | | | |
| Land100% | 15000 | 15000 | 15000 | 15000 | | 15000 | 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: