BLANCHARD TWP
NORTHERN SD 00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-140024.0000 RES
O14.02 2026

sale

2023 MORRIS CODEE L		2019-08-26
2024 MORRIS CODEE L		2019-08-26
2025 MORRIS CODEE L		2019-08-26
2026 MORRIS CODEE L		2019-08-26 PT S2 S2 SW4 S20 1.711A
13461 TR 50		2WD
		$15,000
DUNKIRK OH 45836		

Orig Tax Year 2020
Parent: 01-140022.0000

2028 MORRIS CODEE L & JANELL		2026-02-13
13461 TR 50		2SD
DUNKIRK OH 45836		

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

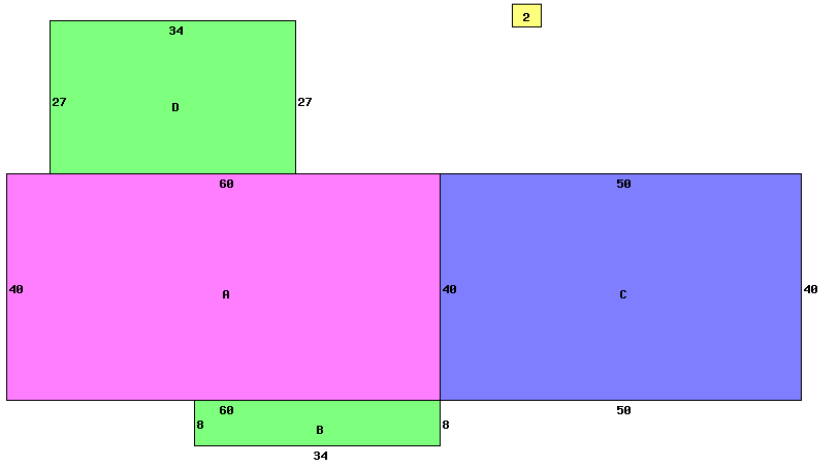
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	1.7110	1.7110	1.7110	1.7110	1.7110			
Land100%	18570	18570	18570	18570		18570	20800	20810
Bldg100%	271860	271860	295310	295310		295310	383230	383230
Totl100%	290430t	290430t	313890t	313890t		313890t	404030t	404040t
Cauv100%								
Tax Value:								
Land 35%	6500	6500	6500	6500		6500	7280	7280
Bldg 35%	95150	95150	103360	103360		103360	134130	134130
Totl 35%	101650t	101650t	109860t	109860t		109860t	141410t	141410t
Hmstd35%	100400	100400	100400	100400		100400	127830	
Owner Oc	89.48	89.18	88.80	88.80	88.80	hmstd 5250 l	95150 b	
Hmstd RB								
Net Tax	3367.48	3399.32	3666.14	3666.14	3666.14			
Sp-Asmnt	28.46	24.46	27.46	27.46				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	M	M		2400		a	*MAIN
	OFP	P		272	8160	b	PORCH
	F	G		2000	48000	c	GRAGE
	PAT	P		918	2750	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
86	2	2026-02-13	MORRIS CODEE L & JANELLE	2SD *	0	18570	295310
365	2	2019-08-26	MORRIS CODEE L	2WD	15000	0	0

Year	Land	Bldg	Total	Net Tax
2022	5160	73240	78400	3378.38
2021	1800	0	1800	77.96

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



13461 TR 50 45836

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	2400	159070
	Subtotal			159070
Metal				

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	4130
Floor/Hardwood	X	Plumbing	2100
Floor/Carpet	X	Garages and Carports	48000
Floor/Tile-Lino	X	Extra Features	10910
Number of Rooms	6	Total Value	224210
Bedrooms	3		
Central Heat	A	Neighborhood:	
F/C		Code:	100
Central A/C	A	Dwl/Gar/NC%	1.6000
Plumbing			
Standard	1		
Extra 3 Fixture	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value	
1	DWELLING	1 M		2400		C	2020AV	224210	.03		347970	
2	Pole Build		40X64	2560		C	2024AV	37120	.05		35260	CONCRET FL

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
small acreage	.7110				5000	5000	3560	3560
homesite	1.0000				17250	17250	17250	17250