

BLANCHARD TWP
NORTHERN SD

00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-150010.0000
K01

AGR
2025

sale

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

2022	HATCHER F RICHARD	2013-09-26	
2023	HATCHER F RICHARD	2013-09-26	
2024	HATCHER F RICHARD	2013-09-26	
2025	HATCHER F RICHARD	2013-09-26	PT S 1/2 SW 1/4 S21
	3951 CR 159	4AF	60.00A
	DUNKIRK OH 45836	\$0	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	60.0000	60.0000	60.0000	60.0000	
Land100%	282710	310140	310140	310140	310140
Bldg100%	84290	107570	107570	107570	107560
Totl100%	367000t	417710t	417710t	417710t	417700t
Cauv100%	75370	130340	130340	130340	130330
Tax Value:					
Land 35%	26380	45620	45620	45620	108550
Bldg 35%	29500	37650	37650	37650	37650
Totl 35%	55880t	83270t	83270t	83270t	146200t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2407.96	2831.88	2857.74	2846.10	
Cauv Sav	3127.16	2140.18	2159.66	2150.90	
Sp-Asmnt	76.40	109.62	105.62	144.51	

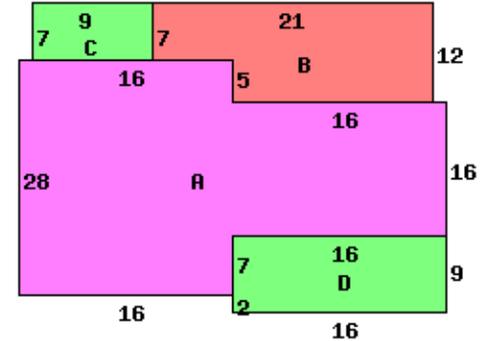
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1TB	F	M		704		b	ADDTN
1	F/C	A		222		c	PORCH
	EFP	P		63	2520	d	PORCH
	EFP	P		144	5760		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
443	4	2013-09-26	HATCHER F RICHARD	4AF *	0	160770	38060
186	4	2012-05-15	HATCHER F RICHARD LIFE ES	4WD *	0	160770	38060
210	5	2000-05-22	HATCHER GRACE C TRUST TH	5QC *	0	80630	29630
644	5	1999-11-24	HATCHER GRACE C	5CT *	0	80630	29630
461	2	1996-10-11	HATCHER DON & GRACE	2CT *	0	57800	20600

Year	Land	Bldg	Total	Net Tax
2021	26380	29500	55880	2420.76
2020	26380	29500	55880	2430.90

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

2 3



3951 CR 159 45836

Occupancy 1 Single Family				*DWELLING COMPUTATIONS	
Story Height	1T	Sq-Ft	Value		
Floor Level	Main	FRAME	926	101420	
	Part Upper	FRAME	704	39170	
	Basement		352	6800	
	Subtotal			147390	
Shingle	Roof	GABLE			
Plaster/Drywall	X X		Air Conditioning	2850	
Unfinished Wall	X		Extra Features	8280	
Floor/Pine	X X		Total Value	158520	
Floor/Tile-Lino	X				
Number of Rooms	1 4 3		PUB ELECTRIC		
Bedrooms	3		PRIV WATER		
			PRIV SEWER		
			PUB PAVED ST/RD		
Central Heat	A				
FORCED AIR					
Central A/C	A		Neighborhood:		
Plumbing			Code:	100	
Standard	1		Dwl/Gar/NC%	1.2500	

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1T F		1630			C-	OLD/FR	142670	.65		62420
2 Garage		20X30	600			C	OLD/FR	14400	.70		5400
3 Pole Build		48X92	4416			C	2015AV	52990	.25		39740
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv					
C 1	BOA BLOUNT SILT LOAM 0-	15.7139	6030	94750	2660	41800					
C 2	BOB BLOUNT SILT LOAM, 2	2.1793	5770	12570	2360	5140					
C 39	PM PEWAMO SILTY CLAY L	18.1531	6490	117810	3560	64630					
C 51	WSTL WASTE LAND	8.0000	120	960	50	400					
W 1	BOA BLOUNT SILT LOAM 0-	.2765	3610	1000	770	210					
W 2	BOB BLOUNT SILT LOAM, 2	.3421	3130	1070	470	160					
W 39	PM PEWAMO SILTY CLAY L	.2225	5370	1190	1670	370					
W 44	SA SARANAC SLTY CLAY L	.2323	3840	890	880	200					
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000					
970	DROW DITCH RIGHT OF WAY	1.4000									
980	ROAD ROAD	1.9800									
C 1	BOA BLOUNT SILT LOAM 0-	1.6861	6030	10170	230	390					
C 2	BOB BLOUNT SILT LOAM, 2	2.0907	5770	12060	230	480					
C 14	GWB GLYWOOD SILT LOAM	.2935	5400	1580	230	70					
C 44	SA SARANAC SLTY CLAY L	6.4300	6390	41090	230	1480					
0		.0000									
0		.0000									
		60		310140	(100%)	130330		CAUV # 3207			
				108550	(35%)	45620					