BLANCHARD TWP
NORTHERN SD 00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-150011.0000 AGR
K10 2025

sale

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 S1/2 SE1/4 S21 78.133A
	3836 CR 159	4AF
		$0
	DUNKIRK OH 45836	

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

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	78.1300	78.1300	78.1300	78.1300	
Land100%	385340	422310	422310	422310	422310
Bldg100%	109030	160230	160230	160230	160230
Totl100%	494370t	582540t	582540t	582540t	582540t
Cauv100%	92800	176660	176660	176660	176660
Tax Value:					
Land 35%	32480	61830	61830	61830	147810
Bldg 35%	38160	56080	56080	56080	56080
Totl 35%	70640t	117910t	117910t	117910t	203890t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	3044.00	4009.94	4046.54	4030.08	
Cauv Sav	4412.14	2924.06	2950.72	2938.74	
Sp-Asmnt	71.46	106.20	98.20	141.50	

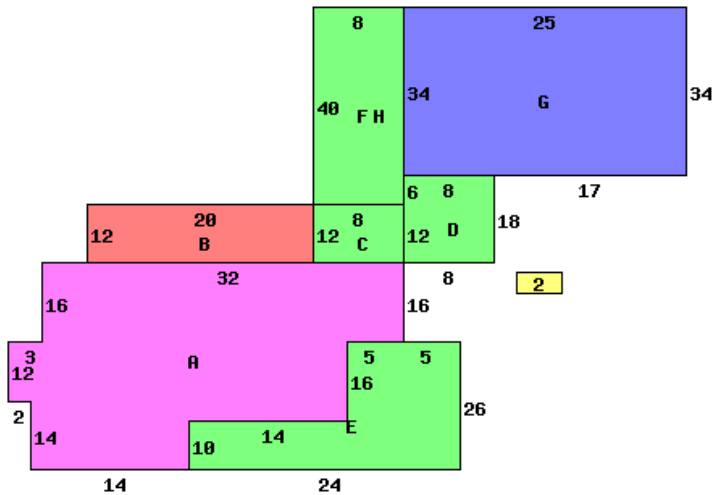
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F/C	M		1124		a	*MAIN
1QB	F	A		240		b	ADDTN
	EFP	P		96	3840	c	PORCH
	EFP	P		144	5760	d	PORCH
2	OFP	P		400	24000	e	PORCH
	CAN	P		320	2560	f	PORCH
	G	G		850	23800	g	GRAGE
	PAT	P		320	960	h	PORCH

#: 12, L/W
011500120000 35.133a

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
443	4	2013-09-26	HATCHER F RICHARD	4AF	*	0	227910	80860
186	4	2012-05-15	HATCHER F RICHARD LIFE ES	4WD	*	0	227910	80860
210	5	2000-05-22	HATCHER GRACE C TRUST TH	5QC	*	0	109830	75740
644	5	1999-11-24	HATCHER GRACE C	5CT	*	0	109830	75740
803	0	1987-09-16			*	60000	0	110510

Year	Land	Bldg	Total	Net Tax
2021	32480	38160	70640	3060.16
2020	32480	38160	70640	3072.98

	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	



3836 CR 159 45836

Occupancy 1 Single Family

Story Height 2

Floor Level			Sq-Ft	Value
	Main	FRAME	1364	108490
	Full Upper	FRAME	1124	62200
	Qtr Story	FRAME	240	4570
	Basement		240	4920
	Subtotal			180180
Slate	Roof	GABLE		

*DWELLING COMPUTATIONS

	B 1 2 U A
Plaster/Drywall	X X
Unfinished Wall	X X
Floor/Hardwood	X
Floor/Pine	X X
Number of Rooms	1 4 4 1
Bedrooms	4
Central Heat	A
HOT WATER	
Plumbing	
Standard	1
Extra 3 Fixture	1

Plumbing	2100
Garages and Carports	23800
Extra Features	37120
Total Value	243200
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Neighborhood:	
Code:	100
Dwl/Gar/NC%	1.2500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 F/C		2488		C+	OLD/AV	267520	.55		150480
2	Bank Barn			4232		D	OLD/FR	40630	.70	.20	9750

Tab #		S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	13.9387	6030	84050	2660	37080
C 2	BOB	BLOUNT SILT LOAM, 2	17.7006	5770	102130	2360	41770
C 14	GWB	GLYNWOOD SILT LOAM	2.2500	5400	12150	1750	3940
C 39	PM	PEWAMO SILTY CLAY L	12.8400	6490	83330	3560	45710
C 44	SA	SARANAC SLTY CLAY L	8.9094	6390	56930	2770	24680
C 51	WSTL	WASTE LAND	2.8000	120	340	50	140
W 2	BOB	BLOUNT SILT LOAM, 2	2.6900	3130	8420	470	1260
W 39	PM	PEWAMO SILTY CLAY L	.0713	5370	380	1670	120
W 44	SA	SARANAC SLTY CLAY L	6.5000	3840	24960	880	5720
670	HSITE	HOMESITE	1.0000	15000	15000	15000	15000
970	DROW	DITCH RIGHT OF WAY	.9900				
980	ROAD	ROAD	3.0200				
C 2	BOB	BLOUNT SILT LOAM, 2	.0094	5770	50	230	
C 44	SA	SARANAC SLTY CLAY L	5.4106	6390	34570	230	1240
			78.13		422310	(100%)	176660
					147810	(35%)	61830

CAUV # 3207

Call Back: Sign: PSN Date: 2015-10-20 Lister: 01-150011.0000-v082020R