

BLANCHARD TWP
NORTHERN SD

00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-150011.0000
K10

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

Tax Year	2022	2023	2024	2025	
Prop Cls	111	111	111	111	CAMA
Acres	78.1300	78.1300	78.1300	78.1300	111
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	

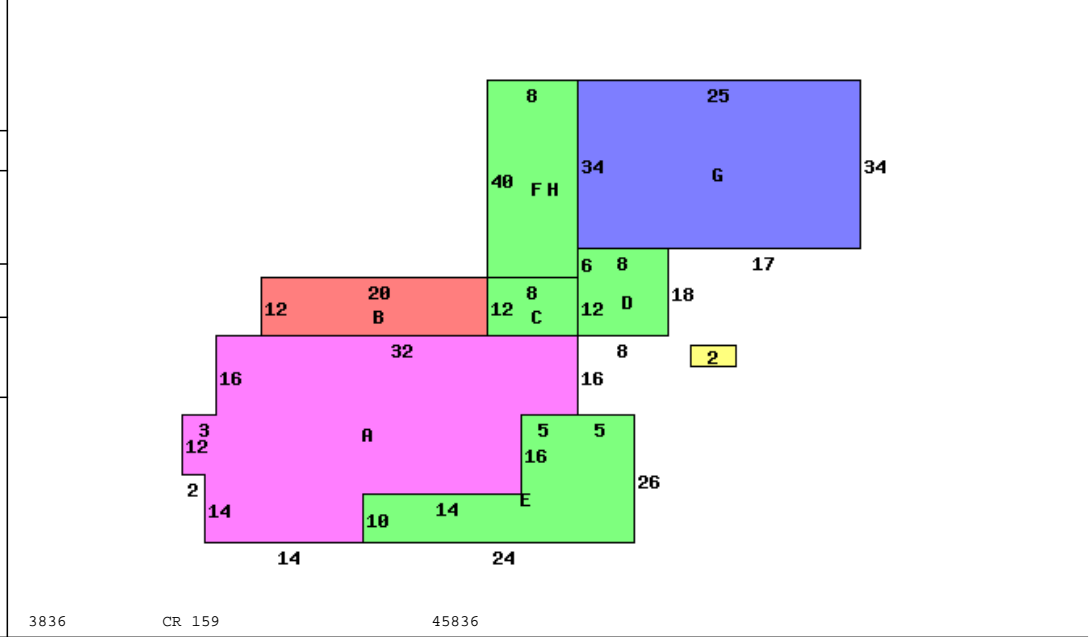
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	F/C	M		1124		b	ADDTN
1QB	F	A		240		c	PORCH
	FFP	P		96	3840	d	PORCH
2	FFP	P		144	5760	e	PORCH
	OFF	P		400	24000	f	PORCH
	CAN	P		320	2560	g	GRAGE
	G	P		850	23800	h	PORCH
	PAT	P		320	960		

#: 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	5QC *	0	109830	75740
803	0	1987-09-16		5CT *	60000	0	110510

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

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



3836 CR 159 45836

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	1364 108490
	Full Upper	FRAME	1124 62200
	Qtr Story	FRAME	240 4570
	Basement		240 4920
	Subtotal		180180
Slate	Roof	GABLE	
Plaster/Drywall	X X		Plumbing 2100
Unfinished Wall	X X		Garages and Carports 23800
Floor/Hardwood	X		Extra Features 37120
Floor/Pine	X X		Total Value 243200
Number of Rooms	1 4 4 1		
Bedrooms	4		PUB ELECTRIC
Central Heat	A		PRIV WATER
HOT WATER			PRIV SEWER
Plumbing			PUB PAVED ST/RD
Standard	1		Neighborhood:
Extra 3 Fixture	1		Code: 100
			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	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	CAUV # 3207				
				147810	(35%)	61830					