BLANCHARD TWP
NORTHERN SD 00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-150011.0000 AGR
K10 2026

sale

2023 HATCHER F RICHARD	2013-09-26	
2024 HATCHER F RICHARD	2013-09-26	
2025 HATCHER F RICHARD	2013-09-26	
2026 HATCHER F RICHARD	2013-09-26	S1/2 SE1/4 S21 78.133A
3836 CR 159	4AF	
	$0	
DUNKIRK OH 45836		

2028 ANDERSON TINA RENEE	2026-10-22	
3836 CR 159	3QC	
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	111	111	111	111	0	111	111	111
Acres	78.1300	78.1300	78.1300	78.1300	78.1300			
Land100%	422310	422310	422310	422310		422310	612460	612450
Bldg100%	160230	160230	160230	160230		160230	202370	202360
Totl100%	582540t	582540t	582540t	582540t		582540t	814830t	814810t
Cauv100%	176660	176660	176660	176660		422310	612460	171950
Tax Value:								
Land 35%	61830	61830	61830	61830		61830	60180	214360
Bldg 35%	56080	56080	56080	56080		56080	70830	70830
Totl 35%	117910t	117910t	117910t	117910t		117910t	131010t	285180t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	4009.94	4046.54	4030.08	4030.08	4030.08			
Cauv Sav	4412.14	2924.06	2950.72	2938.74				
Sp-Asmnt	106.20	98.20	141.50	141.50				

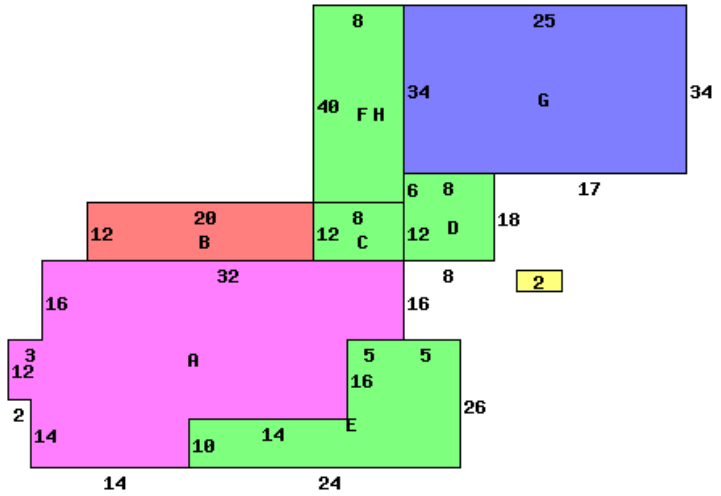
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F/C	M		1124		a	*MAIN
1QB	F	A		240		b	ADDTN
	EFP	P		96	3840	c	PORCH
	EFP	P		144	5760	d	PORCH
2	OFP	P		400	24000	e	PORCH
	CAN	P		320	2560	f	PORCH
	G	G		850	23800	g	GRAGE
	PAT	P		320	960	h	PORCH

#: 12, L/W
011500120000 35.133a

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
500	3	2026-10-22	ANDERSON TINA RENEE	3QC	*	0	422310	160230
498	5	2026-10-21	JORDAN CARRIE JO ETAL	5CT	*	0	422310	160230
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
2022	32480	38160	70640	3044.00
2021	32480	38160	70640	3060.16

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

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1364	108490
	Full Upper	FRAME	1124	62200
	Qtr Story	FRAME	240	4570
	Basement		240	4920
	Subtotal			180180
Slate	Roof	GABLE		

	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%	1.6000

	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		192610
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	8740	121820	2550	35540
C	2	BOB	BLOUNT SILT LOAM, 2	17.7006	8370	148150	2230	39470
C	14	GWB	GLYNWOOD SILT LOAM	2.2500	7830	17620	1630	3670
C	39	PM	PEWAMO SILTY CLAY L	12.8400	9410	120820	3450	44300
C	44	SA	SARANAC SLTY CLAY L	8.9094	9270	82590	2660	23700
C	51	WSTL	WASTE LAND	2.8000	170	480	50	140
W	2	BOB	BLOUNT SILT LOAM, 2	2.6900	4540	12210	230	620
W	39	PM	PEWAMO SILTY CLAY L	.0713	7790	560	230	20
W	44	SA	SARANAC SLTY CLAY L	6.5000	5570	36210	230	1500
	670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
	970	DROW	DITCH RIGHT OF WAY	.9900				
	980	ROAD	ROAD	3.0200				
C	2	BOB	BLOUNT SILT LOAM, 2	.0094	8370	80	230	
C	44	SA	SARANAC SLTY CLAY L	5.4106	9270	50160	230	1240
				78.13		612450	(100%)	171950
						214360	(35%)	60180

CAUV # 0

Call Back: Sign: PSN Date: 2015-10-20 Lister: