BLANCHARD TWP
NORTHERN SD 00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-160020.0000 RES
L15 2025

sale

2022 WYKES NICHOLE A	2017-11-09	
2023 WYKES NICHOLE A	2017-11-09	
2024 WYKES NICHOLE A	2017-11-09	
2025 WYKES NICHOLE A	2017-11-09	PT NE4 NE4 22 1.38A
3141 CR 175	3QC	
	$0	
FOREST OH 45843		

Orig Tax Year 1995
Parent: 01-160007.0000

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

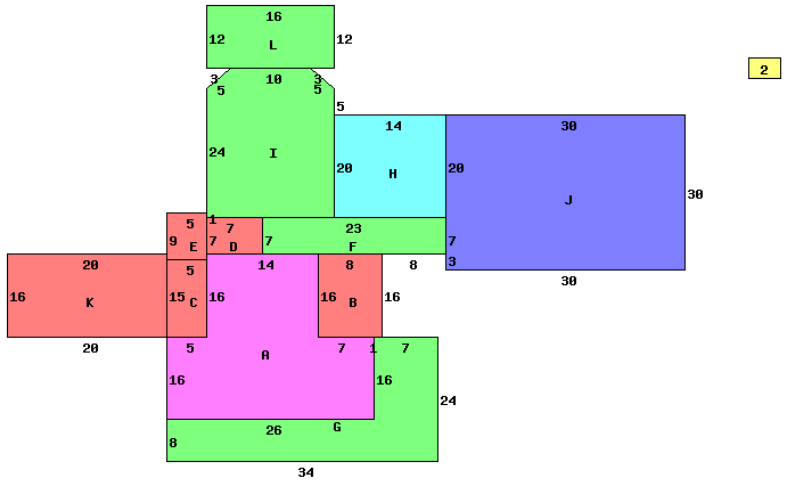
	2022	2023	2024	2025		CAMA
Tax Year						
Prop Cls	511	511	511	511		511
Acres	1.3800	1.3800	1.3800	1.3800		
Land100%	13740	16910	16910	16910		16900
Bldg100%	129510	169660	169660	169660		169660
Totl100%	143260t	186570t	186570t	186570t		186560t
Cauv100%						
Tax Value:						
Land 35%	4810	5920	5920	5920		5920
Bldg 35%	45330	59380	59380	59380		59380
Totl 35%	50140t	65300t	65300t	65300t		65300t
Hmstd35%	44440	58280	58280	58280		
Owner Oc	50.04	51.94	51.76	51.54	hmstd 5250 l 53030 b	
Hmstd RB						
Net Tax	2110.56	2168.82	2189.26	2180.36		
Sp-Asmnt	18.00	22.00	18.00	21.00		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		640		a	*MAIN
1	F/C	A		128		b	ADDTN
1	F	A		75		c	ADDTN
1	F/C	A		49		d	ADDTN
1	F/C	A		45		e	ADDTN
	EFP	P		161	6440	f	PORCH
	OFP	P		400	12000	g	PORCH
46	F	O		280	3360	h	OTHER
	DK	P		452	6780	i	PORCH
	F	G		900	21600	j	GRAGE
1	F	A		320		k	ADDTN
	PAT	P		192	580	l	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
495	3	2017-11-09	WYKES NICHOLE A	3QC	*	0	11630	70230
44	3	2008-01-25	WYKES TODD S & NICHOLE A	3SD	*	0	11030	51200
378	1	1999-07-07	WYKES TODD S	1QC	*	0	6970	22170
27	1	1995-01-11	WYKES TODD	1WD	*	50000	0	0

Year	Land	Bldg	Total	Net Tax
2021	4810	45330	50140	2121.78
2020	4810	45330	50140	2130.72

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



3141 CR 175 45843

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1257	103920
	Part Upper	FRAME	640	31730
	Basement		640	12140
	Subtotal			147790
Metal	Roof	GABLE		

	B	1	2	U	A		
Plaster/Drywall		X	X			Air Conditioning	3480
Unfinished Wall	X					Garages and Carports	21600
Floor/Hardwood		X	X			Extra Features	29160
Floor/Pine		X				Total Value	202030
Floor/Carpet		X	X				
Number of Rooms		1	4	3		PUB ELECTRIC	
Bedrooms			3			PRIV WATER	
						PRIV SEWER	
Central Heat		A				PUB PAVED ST/RD	
FORCED AIR							
Central A/C		A				Neighborhood:	
Plumbing						Code:	100
Standard		1				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	1HB F		1897		C	1897GD	202030	.40		151520
2	Pole Build		42X60	2520		C	2010AV	30240	.40		18140

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				15000	15000	15000	15000
small acreage	.3800				5000	5000	1900	1900

Call Back: Sign: PSN Date: 2017-06-23 Lister: