BLANCHARD TWP
NORTHERN SD 00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-160020.0000 RES
L15 2026

sale

2023 WYKES NICHOLE A		2017-11-09
2024 WYKES NICHOLE A		2017-11-09
2025 WYKES NICHOLE A		2017-11-09
2026 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: 37.57 — 37.86 — 37.71 — 37.72 — a/r

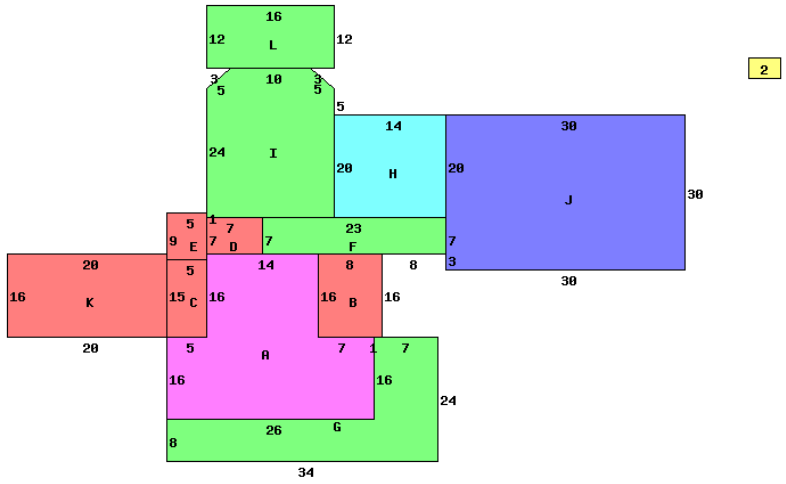
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	1.3800	1.3800	1.3800	1.3800	1.3800			
Land100%	16910	16910	16910	16910		16910	19140	19150
Bldg100%	169660	169660	169660	169660		169660	212090	212090
Totl100%	186570t	186570t	186570t	186570t		186570t	231230t	231240t
Cauv100%								
Tax Value:								
Land 35%	5920	5920	5920	5920		5920	6700	6700
Bldg 35%	59380	59380	59380	59380		59380	74230	74230
Totl 35%	65300t	65300t	65300t	65300t		65300t	80930t	80930t
Hmstd35%	58280	58280	58280	58280		58280	73920	
Owner Oc	51.94	51.76	51.54	51.54	51.54	hmstd 5250 l	53030 b	
Hmstd RB								
Net Tax	2168.82	2189.26	2180.36	2180.36	2180.36			
Sp-Asmnt	22.00	18.00	21.00	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
2022	4810	45330	50140	2110.56
2021	4810	45330	50140	2121.78

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%	1.6000

	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		193950
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				17250	17250	17250	17250
small acreage	.3800				5000	5000	1900	1900

Call Back: Sign: PSN Date: 2017-06-23 Lister: 01-160020.0000-v082020R