BLANCHARD TWP
NORTHERN SD 00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-170015.0000 RES
Q17 2026

sale

2023 THOMSON PAMELA A	1999-07-22	
2024 THOMSON PAMELA A	1999-07-22	
2025 THOMSON PAMELA A	1999-07-22	
2026 THOMSON PAMELA A	1999-07-22 PT SE 1/4 SW 1/4 S27	
15395 TR 60	7AS .978A	
	$0	
FOREST OH 45843		

2028 FLOWERS DOREEN K TRUSTE	2026-09-16	
15395 TR 60	WD	
FOREST OH 45843		

Eff Rate: – 37.57 — 37.86 — 37.71 — 37.72 — a/r

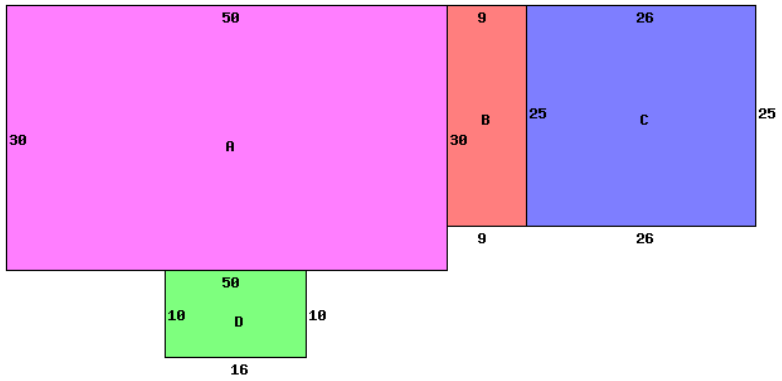
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	.9780	.9780	.9780	.9780	.9780			
Land100%	15000	15000	15000	15000		15000	17260	17250
Bldg100%	175230	175230	175230	175230		175230	224290	224280
Totl100%	190230t	190230t	190230t	190230t		190230t	241540t	241530t
Cauv100%								
Tax Value:								
Land 35%	5250	5250	5250	5250		5250	6040	6040
Bldg 35%	61330	61330	61330	61330		61330	78500	78500
Totl 35%	66580t	66580t	66580t	66580t		66580t	84540t	84540t
Hmstd35%	66580	66580	66580	66580		66580	84540	
Owner Oc	59.34	59.14	58.88	58.88	58.88	hmstd 5250 l 61330 b		
Hmstd RB	303.66	327.52	337.88	337.88	337.88			
Net Tax	1901.28	1898.28	1878.90	1878.90	1878.90			
Sp-Asmnt	25.00	21.00	24.00	24.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	B	M		1500		a	*MAIN
1 B	B	A		225		b	ADDTN
	B	G		650	18200	c	GRAGE
	OFP	P		160	4800	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
430	11	2026-09-16	FLOWERS DOREEN K TRUSTEE	WD *	0	15000	175230
420	7	1999-07-22	THOMSON PAMELA A	7AS *	0	8310	74430

Year	Land	Bldg	Total	Net Tax
2022	4410	51430	55840	1976.22
2021	4410	51430	55840	1986.64

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



15395 TR 60 45843

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	BRICK	1725	140260
	Basement		1725	31910
	Subtotal			172170
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X			
Unfinished Wall	X				
Floor/Carpet		X			
Floor/Tile-Lino		L			
Number of Rooms		1	5		
Bedrooms			3		
Central Heat				A	
FORCED AIR					
Central A/C				A	
Plumbing					
Standard		1			
Extra 3 Fixture		1			

Air Conditioning	2980
Plumbing	2100
Garages and Carports	18200
Extra Features	4800
Total Value	200250
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	1 B B		1725		C	1974GD	200250	.30		224280

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	.9780				17250	17250	17250	17250

Call Back: Sign: PSN Date: 2015-10-30 Lister: