

BLANCHARD TWP
NORTHERN SD

00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-170017.0000
Q21

RES
2025

sale

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

2022 PFEIFFER TONY & BEVER	2013-09-26
2023 PFEIFFER TONY & BEVER	2013-09-26
2024 PFEIFFER TONY & BEVER	2013-09-26
2025 PFEIFFER TONY & BEVERLY	2013-09-26 PT SW 1/4 S27 1.433A
4947 TR 173	1SD
FOREST OH 45843	\$57,500

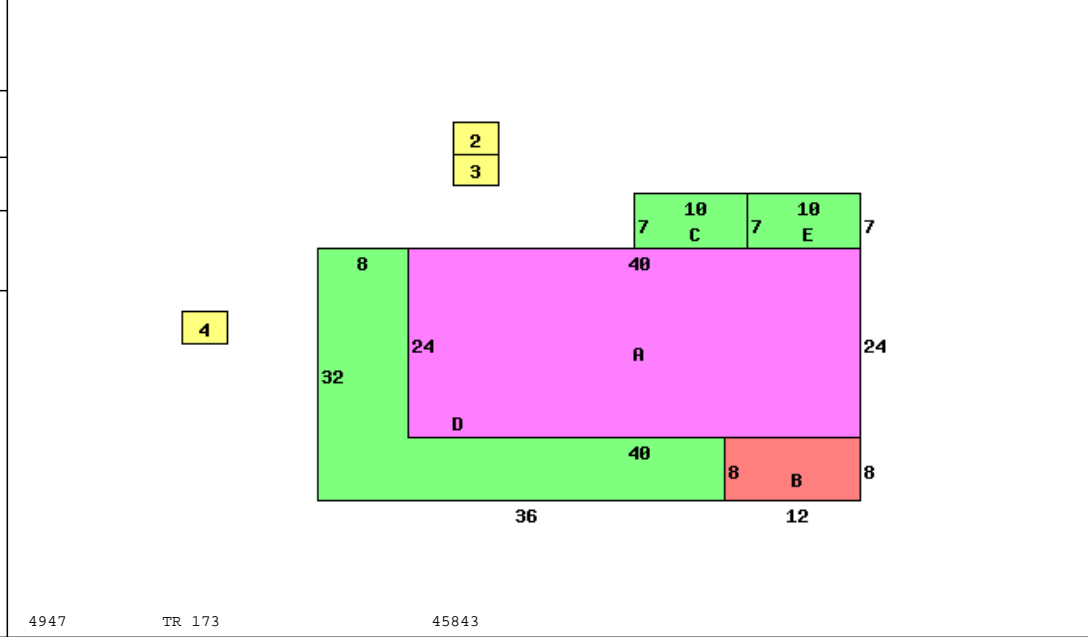
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	1.4300	1.4300	1.4300	1.4300	
Land100%	13890	17140	17140	17140	17150
Bldg100%	111140	136600	136600	136600	136610
Totl100%	125030t	153740t	153740t	153740t	153760t
Cauvl00%					
Tax Value:					
Land 35%	4860	6000	6000	6000	6000
Bldg 35%	38900	47810	47810	47810	47810
Totl 35%	43760t	53810t	53810t	53810t	53820t
Hmstd35%	41130	50770	50770	50000	
Owner Oc	46.30	45.24	45.10	44.22	hmstd 5250 l 44750 b
Hmstd RB					
Net Tax	1839.40	1784.76	1801.60	1794.96	
Sp-Asmnt	21.00	25.00	21.00	24.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1HB	F	M		960		b	ADDTN
1 B	F	A		96		c	PORCH
	FFP	P		70	2800	d	PORCH
	OFF	P		480	14400	e	PORCH
	DK	P		70	1050		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
468	1	2013-09-26	PFEIFFER TONY & BEVERLY	1SD	57500	11800	88830
270	1	2011-07-14	DOUGLAS STEVEN B & GWENDO	1ED *	39000	11790	88830
223	2	2007-06-19	TRACY MAXINE	2CT *	0	11200	90140

Year	Land	Bldg	Total	Net Tax
2021	4860	38900	43760	1849.16
2020	4860	38900	43760	1856.92

p r o j e c t		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



4947 TR 173 45843

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1T	Sq-Ft	Value
Floor Level		
Main	FRAME	1056 101590
Part Upper	FRAME	960 37400
Basement		1056 19680
Subtotal		158670
Metal Roof	GAMBREL	
Unfinished Wall	X	Air Conditioning 3620
Floor/Pine	X X	Plumbing 2100
Number of Rooms	1 2 3	Extra Features 18250
Bedrooms	3	Total Value 182640
Central Heat	A	PUB ELECTRIC
FORCED AIR		PRIV WATER
Central A/C	A	PRIV SEWER
Plumbing		PUB PAVED ST/RD
Standard	1	
Extra 3 Fixture	1	Neighborhood:
		Code: 100
		Dwl/Gar/NC% 1.2500

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1HB F	2016		C	1979AV	182640	.30	.20	127850
2 Shed		30X52	1560	C	1990AV	18720	.65		6550
3 P	OFF	7X30	210	C	1990AV	6300	.65		2210
4 POND	*.14A		0		OLD/	0			0
homesite	acres/	effective	depth	actual	effective	extended	true		
small acreage	frontage	frontage	depth	rate	rate	value	value		
	1.0000			15000	15000	15000	15000		
	.4300			5000	5000	2150	2150		