BLANCHARD TWP
NORTHERN SD 00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-170018.0000 RES
Q25 2026

## sale

| | | |
|---|---|---|
| 2023 THOMAS JOSEPH A | | 2020-07-29 |
| 2024 THOMAS JOSEPH A | | 2020-07-29 |
| 2025 THOMAS JOSEPH A | | 2020-07-29 |
| 2026 THOMAS JOSEPH A | | 2020-07-29 PT N1/2 NE1/4 SW1/4 S 27 |
| 15284 TR 56 | | 1WD 4.00A |
| | | $139,900 |
| FOREST OH 45843 | | |

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

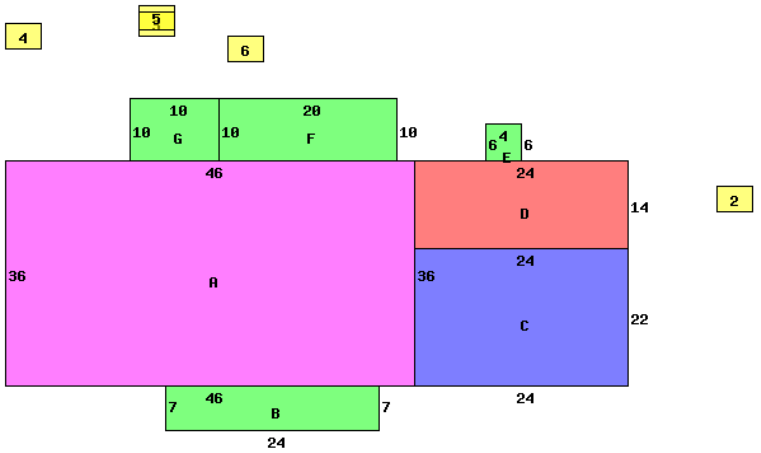
| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 511 | 511 | 511 | 511 | 0 | 511 | 511 | 511 |
| Acres | 4.0000 | 4.0000 | 4.0000 | 4.0000 | 4.0000 | | | |
| Land100% | 27860 | 27860 | 27860 | 27860 | | 27860 | 30110 | 30100 |
| Bldg100% | 128510 | 128510 | 128510 | 128510 | | 128510 | 161860 | 161860 |
| Totl100% | 156370t | 156370t | 156370t | 156370t | | 156370t | 191970t | 191960t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 9750 | 9750 | 9750 | 9750 | | 9750 | 10540 | 10540 |
| Bldg 35% | 44980 | 44980 | 44980 | 44980 | | 44980 | 56650 | 56650 |
| Totl 35% | 54730t | 54730t | 54730t | 54730t | | 54730t | 67190t | 67190t |
| Hmstd35% | 46960 | 46960 | 46960 | 46960 | | 46960 | 59430 | |
| Owner Oc | 41.84 | 41.72 | 41.54 | 41.54 | 41.54 | hmstd 5250 l | 41710 b | |
| Hmstd RB | | | | | | | | |
| Net Tax | 1819.44 | 1836.54 | 1829.10 | 1829.10 | 1829.10 | | | |
| Sp-Asmnt | 25.00 | 21.00 | 24.00 | 24.00 | | | | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 | F/C | M | | 1656 | | a | *MAIN |
| | OFP | P | | 168 | 5040 | b | PORCH |
| | F2 | G | | 528 | 12670 | c | GRAGE |
| 1 | F/C | A | | 336 | | d | ADDTN |
| | DK | P | | 24 | 360 | e | PORCH |
| | DK | P | | 200 | 3000 | f | PORCH |
| | DK | P | | 100 | 1500 | g | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|
| 331 | 1 | 2020-07-29 | THOMAS JOSEPH A | 1WD | 139900 | 19710 | 117200 |
| 298 | 1 | 2020-07-29 | DUNSON DEBRA K | 1CT * | 0 | 19710 | 117200 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 7110 | 41220 | 48330 | 2034.42 |
| 2021 | 7110 | 41220 | 48330 | 2045.22 |

| 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 | | |




15284 TR 56 45843

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1 | | | | |
| Floor Level | Main | FRAME | 1992 | 137310 |
| | Subtotal | | | 137310 |
| Shingle | Roof | GABLE | | |

B 1 2 U A

| | | | |
|---|---|---|---|
| Plaster/Drywall | X | Air Conditioning | 3530 |
| Floor/Carpet | X | Plumbing | 2100 |
| Number of Rooms | 7 | Garages and Carports | 12670 |
| Bedrooms | 3 | Extra Features | 9900 |
| | | Total Value | 165510 |
| Central Heat | A | | |
| FORCED AIR | | PUB ELECTRIC | |
| Central A/C | A | PRIV WATER | |
| Plumbing | | PRIV SEWER | |
| Standard | 1 | | |
| Extra 3 Fixture | 1 | 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 F/C | | 1992 | | C | 1987AV | 165510 | .28 | .20 | 152530 |
| 2 | Pole Build | | 30X40 | 1200 | | D | 1997AV | 11520 | .55 | | 5180 |
| 4 | Shed | F | 24X32 | 768 | | C | 2002AV | 9220 | .55 | | 4150 |
| 5 | Shed | *NV | 8X14 | 112 | | | OLD/ | 0 | | | 0 |
| 6 | Shed | *PP | 8X10 | 80 | | | OLD/ | 0 | | | 0 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| homesite | 1.0000 | | | | 17250 | 17250 | 17250 | 17250 |
| small acreage | 2.5700 | | | | 5000 | 5000 | 12850 | 12850 |
| road | .4300 | | | | | | | |

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

01-170018.0000-v082020R