

BLANCHARD TWP
NORTHERN SD

00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-170023.0000
Q22

RES
2025

sale

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

2022	HUGHES CHRISTOPHER J	2018-07-13	
2023	HUGHES CHRISTOPHER J	2018-07-13	
2024	HUGHES CHRISTOPHER J	2018-07-13	
2025	HUGHES CHRISTOPHER J	2018-07-13	PT NE1/4 SW1/4 S27 1.367A
	4925 TR 173		1WD
	FOREST OH 45843	\$109,000	

Tax Year	2022	2023	2024	2025	
Prop Cls	511	511	511	511	CAMA
Acres	1.3700	1.3700	1.3700	1.3700	511
Land100%	13710	16860	16860	16860	16850
Bldg100%	22230	70340	70340	70340	70330
Totl100%	35940t	87200t	87200t	87200t	87180t
Cauv100%					
Tax Value:					
Land 35%	4800	5900	5900	5900	5900
Bldg 35%	7780	24620	24620	24620	24620
Totl 35%	12580t	30520t	30520t	30520t	30510t
Hmstd35%	9520	27840	27840	27840	
Owner Oc	10.72	24.80	24.72	24.62	hmstd 5250 l 22590 b
Hmstd RB					
Net Tax	531.38	1013.14	1022.68	1018.52	
Sp-Asmnt	21.00	25.00	21.00	24.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		616			ADDTN
1	F/C	A		480	4800		PORCH
1	OFFP	P		160			ADDTN
	F/C	A		308			

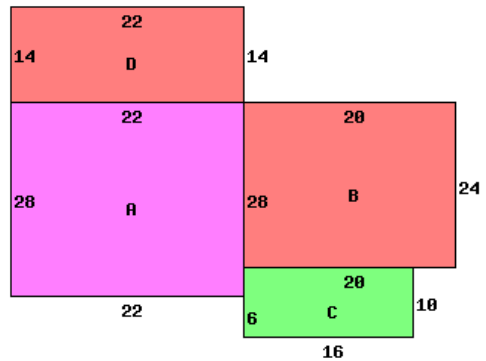
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
341	1	2018-07-13	HUGHES CHRISTOPHER J	1WD	109000	13110	21090
567	1	2016-12-19	AURAND JACOB M	1WD	77500	11600	37370
284	1	2011-07-20	BAYES CHARLES C	1FD *	13000	11610	36460
155	1	2007-04-20	COOPER KATHY	1QC *	0	11000	53570
154	2	2007-04-20	TRACY L MAXINE	2AF *	0	11000	53570
22	1	1996-01-16	TRACY WILLIAM	1SD *	55000	2910	0

Year	Land	Bldg	Total	Net Tax
2021	4800	7780	12580	534.20
2020	4800	7780	12580	536.44

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

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4925 TR 173 45843

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	1404 111000
Shingle	Roof	GABLE	111000
Plaster/Drywall	X	Extra Features	4800
Panelled Wall	X	Total Value	115800
Floor/Carpet	X		
Number of Rooms	4	PUB ELECTRIC	
Bedrooms	3	PRIV WATER	
Central Heat	A	PRIV SEWER	
ELECTRIC		Neighborhood:	
Plumbing		Code:	100
Standard	1	Dwl/Gar/NC%	1.2500

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Phy	Fnc	True
1 DWELLING	1 F/C	1404		C- OLD/AV	.55		58620
3 Garage		22X32	704	D 1971AV	.65		5920
4 Crib/Grana		22X26	572	D OLD/FR	.70		1370
5 Shed			500	D 1976PR	.75		960
6 Garage		20X24	480	D OLD/FR	.70		3460
homesite	1.0000	effective	depth	actual	effective	extended	true
small acreage	.3700	frontage	depth	rate	rate	value	value
				15000	15000	15000	15000
				5000	5000	1850	1850