BLANCHARD TWP
NORTHERN SD 00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-170023.0000 RES
Q22 2026

sale

2023 HUGHES CHRISTOPHER J	2018-07-13	
2024 HUGHES CHRISTOPHER J	2018-07-13	
2025 HUGHES CHRISTOPHER J	2018-07-13	
2026 HUGHES CHRISTOPHER J	2018-07-13	PT NE1/4 SW1/4 S27 1.367A
4925 TR 173	1WD	
	$109,000	
FOREST OH 45843		

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

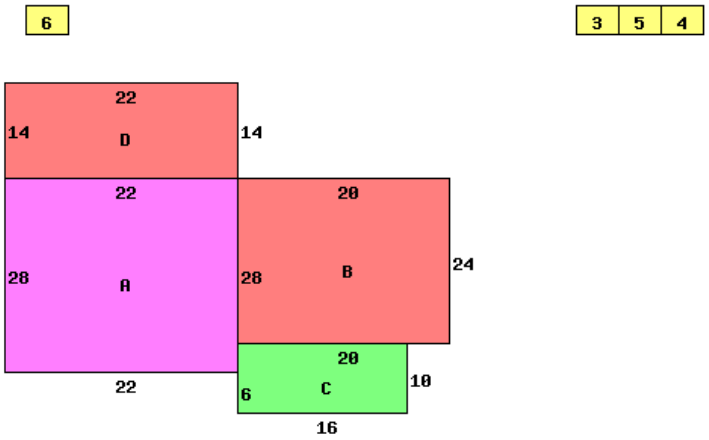
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	1.3700	1.3700	1.3700	1.3700	1.3700			
Land100%	16860	16860	16860	16860		16860	19110	19100
Bldg100%	70340	70340	70340	70340		70340	89370	89370
Totl100%	87200t	87200t	87200t	87200t		87200t	108490t	108470t
Cauv100%								
Tax Value:								
Land 35%	5900	5900	5900	5900		5900	6690	6690
Bldg 35%	24620	24620	24620	24620		24620	31280	31280
Totl 35%	30520t	30520t	30520t	30520t		30520t	37970t	37960t
Hmstd35%	27840	27840	27840	27840		27840	34950	
Owner Oc	24.80	24.72	24.62	24.62	24.62	hmstd 5250 l	22590 b	
Hmstd RB								
Net Tax	1013.14	1022.68	1018.52	1018.52	1018.52			
Sp-Asmnt	25.00	21.00	24.00	24.00				

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

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
2022	4800	7780	12580	531.38
2021	4800	7780	12580	534.20

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			



4925 TR 173 45843

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1404	111000
	Subtotal			111000
Shingle	Roof	GABLE		

B 1 2 U A

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	
		PRIV SEWER	
Central Heat	A		
ELECTRIC		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	1 F/C		1404		C-	OLD/AV	104220	.55		75040	
3	Garage		22X32	704		D	1971AV	13520	.65		7570	
4	Crib/Grana		22X26	572		D	OLD/FR	4580	.70		1370	
5	Shed			500		D	1976PR	3840	.75		960	1 SIDE OPN
6	Garage		20X24	480		D	OLD/FR	9220	.70		4430	

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	.3700				5000	5000	1850	1850

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