BLANCHARD TWP
NORTHERN SD 00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-180033.0000 RES
R08 2026

sale

2023 MORRIS JEFFERY A & PA	1989-06-14	
2024 MORRIS JEFFERY A & PA	1989-06-14	
2025 MORRIS JEFFERY A & PA	1989-06-14	
2026 MORRIS JEFFERY A & PATT	1989-06-14 PT SW 1/4 SE 1/4 S28	
4965 CR 159	1UN 2.377A	
	$0	
DUNKIRK OH 45836		

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

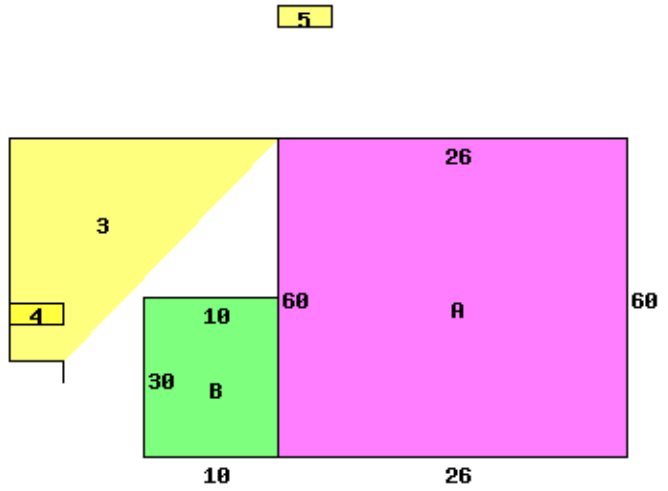
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	2.3800	2.3800	2.3800	2.3800	2.3800			
Land100%	21910	21910	21910	21910		21910	24140	24150
Bldg100%	131370	131370	130370	130370		130370	165710	165720
Totl100%	153290t	153290t	152290t	152290t		152290t	189860t	189870t
Cauv100%								
Tax Value:								
Land 35%	7670	7670	7670	7670		7670	8450	8450
Bldg 35%	45980	45980	45630	45630		45630	58000	58000
Totl 35%	53650t	53650t	53300t	53300t		53300t	66450t	66450t
Hmstd35%	49430	49430	49430	49430		49430	62590	
Owner Oc	44.06	43.90	43.72	43.72	43.72	hmstd 5250 l	44180 b	
Hmstd RB								
Net Tax	1780.50	1797.30	1778.04	1778.04	1778.04			
Sp-Asmnt	30.77	26.77	29.77	29.77				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1560		a	*MAIN
	DK	P		300	4500	b	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
466	1	1989-06-14		1UN *	0	0	25400

Year	Land	Bldg	Total	Net Tax
2022	5860	40450	46310	1946.70
2021	5860	40450	46310	1957.02

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



4965 CR 159 45836

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1560	122570
	Basement		1560	28860
	Subtotal			151430
Shingle	Roof	GABLE		

	B	1	2	U	A			
Plaster/Drywall		X				780 sq ft	Basement Finish	8450
Unfinished Wall	X						Fireplaces	2000
Floor/Carpet		X					Plumbing	4200
Floor/Tile-Lino		X					Extra Features	4500
Number of Rooms		3	6				Total Value	170580
Bedrooms		2	3					
							PUB ELECTRIC	
Fireplace							PRIV WATER	
Openings		1					PRIV SEWER	
Stacks		1					PUB PAVED ST/RD	
Central Heat				A			Topo: ROLLING	
FORCED AIR								
Plumbing							Neighborhood:	
Standard		1					Code:	100
Extra 3 Fixture		1					Dwl/Gar/NC%	1.6000
Extra 2 Fixture		1						
Extra Fixture		1						

	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 F			2340		D	1989AV	136460	.26		161570
3	Garage	*NV	0	14X20	280		C	OLD/FR	0			0
4	Shed	*NV	0	10X16	160			OLD/PR	0			0
5	Pole Build			24X36	864		C	1988GD	10370	.60		4150

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	1.3800				5000	5000	6900	6900

Call Back: Sign: PSN Date: 2015-11-02 Lister: