BLANCHARD TWP
NORTHERN SD 00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-180044.0000 RES
R10 2026

sale

2023 SPEARMAN SHAUN R & AN	2000-10-27	
2024 SPEARMAN SHAUN R & AN	2000-10-27	
2025 SPEARMAN SHAUN R & AN	2000-10-27	
2026 SPEARMAN SHAUN R & ANDR	2000-10-27 W PT SW4 SE4 S28 2.903A	
4771 CR 159	1SD	
	$0	
DUNKIRK OH 45836		

Orig Tax Year 2001
Parent: 01-180013.0000

2027 SPEARMAN ANDREA M	2025-05-08	
4771 CR 159	1AF	
DUNKIRK OH 45836		
2028 MCCURRY RICHARD P & BON	2026-08-19	
4771 CR 159	1WD	
DUNKIRK OH 45836		

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

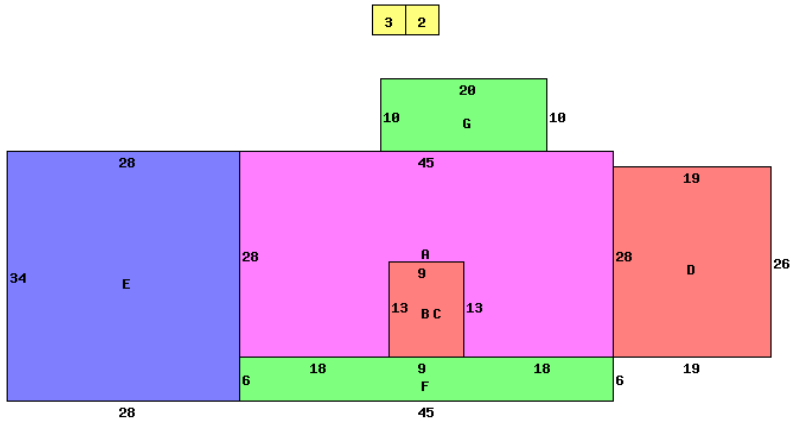
	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	511	511	511	511	0	511	511	511
Acres	2.9030	2.9030	2.9030	2.9030	2.9030			
Land100%	24510	24510	24510	24510		24510	26770	26770
Bldg100%	251430	251430	251430	251430		251430	317660	317650
Totl100%	275940t	275940t	275940t	275940t		275940t	344430t	344420t
Cauv100%								
Tax Value:								
Land 35%	8580	8580	8580	8580		8580	9370	9370
Bldg 35%	88000	88000	88000	88000		88000	111180	111180
Totl 35%	96580t	96580t	96580t	96580t		96580t	120550t	120550t
Hmstd35%	93250	93250	92660	92660		92660	116630	
Owner Oc	83.10	82.82	81.96	81.96	81.96	hmstd 5250 l	87410 b	
Hmstd RB								
Net Tax	3201.44	3231.70	3219.08	3219.08	3219.08			
Sp-Asmnt	25.00	21.00	24.00	24.00				

SHB+	Cons	Type	FACT	SQ-FT	VALUE		
1H		F/C	M	1143		a	*MAIN
1		F/C	A	117		b	ADDTN
		OFP	A	117		c	OTHER
1	A	F/C	A	494		d	ADDTN
	A	F	G	952	22850	e	GRAGE
		OFP	P	270	8100	f	PORCH
		DK	P	200	3000	g	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
323	1	2026-08-19	MCCURRY RICHARD P & BONNI	1WD		425000	24510	251430
200	1	2025-05-08	SPEARMAN ANDREA M	1AF	*	0	24510	251430
444	1	2000-10-27	SPEARMAN SHAUN R & ANDRE	1SD	*	0	0	0

Year	Land	Bldg	Total	Net Tax
2022	6410	67960	74370	3123.26
2021	6410	67960	74370	3139.82

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



4771 CR 159 45836

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1754	128020
	Part Upper	FRAME	1143	39000
	Qtr Story	FRAME	1446	5360
	Subtotal			172380
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	D	Air Conditioning	5070
Unfinished Wall		X	Plumbing	4900
Floor/Hardwood		X	Garages and Carports	22850
Floor/Carpet	X	X	Extra Features	11100
Floor/Tile-Lino	X	X	Total Value	216300
Number of Rooms	6	2 1		
Bedrooms	1	2	PUB ELECTRIC	
			PRIV WATER	
Central Heat	A		PRIV SEWER	
FORCED AIR			PUB PAVED ST/RD	
Central A/C	A			
Plumbing			Neighborhood:	
Standard	1		Code:	100
Extra 3 Fixture	1		Dwl/Gar/NC%	1.6000
Extra 2 Fixture	2			

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 QF/C		2897		C+	2003GD	237930	.17		315970
2	Pool	*PP		0			OLD/	0			0
3	P	DK	14X20	280		D	2003AV	3360	.50		1680

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	1.9030				5000	5000	9520	9520

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