BLANCHARD TWP
NORTHERN SD 00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-180046.0000 RES
R26.01 2026

## sale

| | | |
|---|---|---|
| 2023 SIMEON PATRICK W & RE | 2021-01-08 | |
| 2024 SIMEON PATRICK W & RE | 2021-01-08 | |
| 2025 VALLEY MEADOW HOLDING | 2024-08-20 | |
| 2026 VALLEY MEADOW HOLDINGS | 2024-08-20 PT S2 NE4 & S2 NE4 NE4 | |
| 4175 TR 165 | 1QC S28 6.063A | |
| | $0 | |
| DUNKIRK OH 45836 | | |

Orig Tax Year 2019
Parent: 01-180008.0000

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

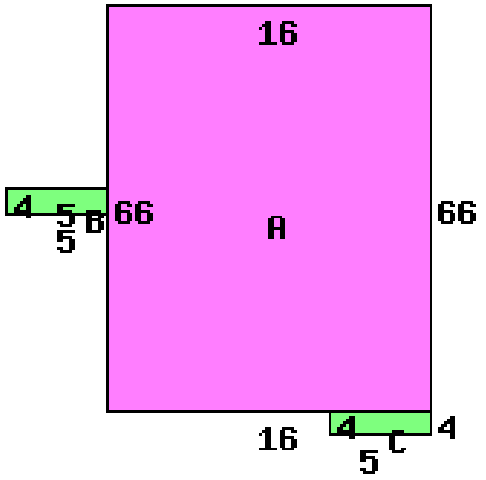
| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 501 | 501 | 501 | 501 | 0 | 501 | 501 | 501 |
| Acres | 6.0630 | 6.0630 | 6.0630 | 6.0630 | 6.0630 | | | |
| Land100% | 18200 | 18200 | 18200 | 18200 | | 18200 | 18200 | 18190 |
| Bldg100% | | | | 0 | | | 76490 | 76490 |
| Totl100% | 18200t | 18200t | 18200t | 18200t | | 18200t | 94690t | 94680t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 6370 | 6370 | 6370 | 6370 | | 6370 | 6370 | 6370 |
| Bldg 35% | | | | | | | 26770 | 26770 |
| Totl 35% | 6370t | 6370t | 6370t | 6370t | | 6370t | 33140t | 33140t |
| Hmstd35% | | | | | | | | |
| Owner Oc | | | | | | | | |
| Hmstd RB | | | | | | | | |
| Net Tax | 216.64 | 218.60 | 217.72 | 217.72 | 217.72 | | | |
| Sp-Asmnt | 10.34 | 6.34 | 10.45 | 10.45 | | | | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 | F/C | M | | 1056 | | a | *MAIN |
| | DK | P | | 20 | 300 | b | PORCH |
| | DK | P | | 20 | 300 | c | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|
| 382 | 1 | 2024-08-20 | VALLEY MEADOW HOLDINGS LL | 1QC * | 0 | 18200 | 0 |
| 226 | 1 | 2024-06-11 | MULLIKEN MICHAEL ALAN | 1WD | 154900 | 18200 | 0 |
| 3 | 1 | 2021-01-08 | SIMEON PATRICK W & REBECC | 1SD | 45000 | 9090 | 0 |
| 252 | 1 | 2018-06-01 | ALLSUP KENNETH W & DARA | 1WD | 45000 | 0 | 0 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 3180 | 0 | 3180 | 137.02 |
| 2021 | 3180 | 0 | 3180 | 137.76 |

| project | | | ben acres | / % | factor |
|---|---|---|---|---|---|
| 921 | BLANCHARD RIVER MAINT | XA/2023 | | | |
| 131 | BLANCHARD RIVER MAINT | XA/2025 | | | |
| 235 | KELLOGG #983 - BLANCHARD | XA/2025 | | | |
| 305 | LEASE #1037 - BLANCHARD | XA/2025 | | | |




4175 TR 165 45836

Occupancy 4 M/H on Real Estate *DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1 | | | | |
| Floor Level | Main | FRAME | 1056 | 101590 |
| | Subtotal | | | 101590 |

B 1 2 U A

| | | | |
|---|---|---|---|
| Plaster/Drywall | X | Air Conditioning | 1950 |
| Floor/Carpet | X | Plumbing | 2100 |
| Bedrooms | 3 | Extra Features | 600 |
| | | Total Value | 106240 |
| Central Heat | A | | |
| 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 |

| | Bldg Type | SHB+Cons | DixHt FtxFt | Area | Unit Rate | Grade | Blt/Renov Cond | Replace Value | Phy Dpr | Fnc Dpr | True Value |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | DWELLING | | | 1056 | | | OLD/ | 106240 | .55 | | 76490 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| other | 6.0630 | | | | 3000 | 3000 | 18190 | 18190 |

Call Back: Sign: PSN Date: 2018-06-04 Lister: