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

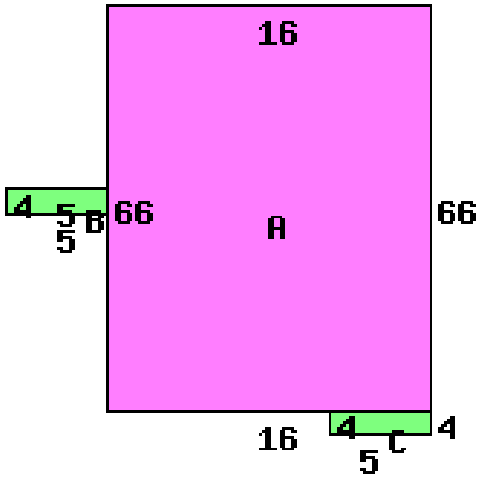
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	501	501	501	501	0	501	501	501
Acres	6.0630	6.0630	6.0630	6.0630	6.0630			
Land100%	18200	18200	18200	18200		18200	18200	18190
Bldg100%				0			76490	76490
Totl100%	18200t	18200t	18200t	18200t		18200t	94690t	94680t
Cauv100%								
Tax Value:								
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: