BLANCHARD TWP
NORTHERN SD 00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-190013.0000 RES
S11 2026

sale

2023 CLAYBAUGH HEATHER	2021-06-17	
2024 CLAYBAUGH HEATHER	2021-06-17	
2025 CLAYBAUGH HEATHER	2021-06-17	
2026 CLAYBAUGH HEATHER	2021-06-17	PT SW1/4 SW1/4 S29 1.01A
13475 CR 60	1WD	
	$249,200	
DUNKIRK OH 45836		

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

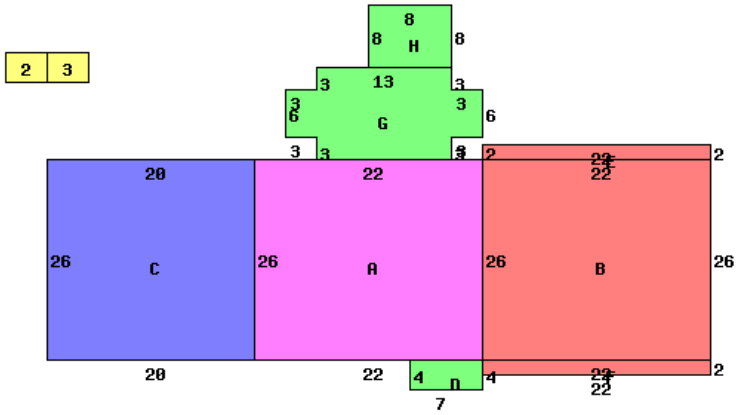
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	1.0100	1.0100	1.0100	1.0100	1.0100			
Land100%	15060	15060	15060	15060		15060	17310	17300
Bldg100%	173460	173460	173460	173460		173460	221170	221170
Totl100%	188510t	188510t	188510t	188510t		188510t	238490t	238470t
Cauv100%								
Tax Value:								
Land 35%	5270	5270	5270	5270		5270	6060	6060
Bldg 35%	60710	60710	60710	60710		60710	77410	77410
Totl 35%	65980t	65980t	65980t	65980t		65980t	83470t	83460t
Hmstd35%	62780	62780	61730	61730		61730	78330	
Owner Oc	55.94	55.76	54.60	54.60	54.60	hmstd 5250 l	56480 b	
Hmstd RB								
Net Tax	2187.94	2208.60	2200.54	2200.54	2200.54			
Sp-Asmnt	33.81	29.81	38.62	38.62				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		572		a	*MAIN
1 B	F	A		572		b	ADDTN
	F2	G		520	12480	c	GRAGE
	STP	P		28	110	d	PORCH
1	F/C	A		44		e	ADDTN
1	F/C	A		44		f	ADDTN
	DK	P		192	2880	g	PORCH
	PAT	P		64	190	h	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
263	1	2021-06-17	CLAYBAUGH HEATHER	1WD	249200	12630	147940
520	1	2001-12-11	ARN GREG	1QC *	0	7370	97200

Year	Land	Bldg	Total	Net Tax
2022	4420	51780	56200	2361.46
2021	4420	51780	56200	2373.96

p r o j e c t			ben acres	/ %	factor
131	BLANCHARD RIVER MAINT	XA/2025			
235	KELLOGG #983 - BLANCHARD	XA/2025			
921	BLANCHARD RIVER MAINT	XA/2023			
500	HARDIN COUNTY LANDFILL	XA/2025			
247	KURT DITCH BLANCHARD RIVER M	XA/2025			
286	DEARDORFF #1024 - BLANCHARD	XA/2025			



13475 CR 60 45836

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1232	105480
	Basement		1144	21310
	Subtotal			126790
Shingle	Roof	GABLE		

	B 1 2 U A			
Plaster/Drywall	X X	572 sq ft	Basement Finish	6260
Floor/Carpet	X X		Air Conditioning	3160
Number of Rooms	1 7		Plumbing	2100
Bedrooms	3		Garages and Carports	12480
			Extra Features	3620
Central Heat	A		Total Value	154410
FORCED AIR				
Central A/C	A		PUB ELECTRIC	
Plumbing			PRIV WATER	
Standard	1		PRIV SEWER	
Extra 3 Fixture	1			
			Neighborhood:	
			Code:	100
			Dwl/Gar/NC%	1.6000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Blt/Renov Grade	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F		1804		C+	1988GD	169850	.24		206540
2	Garage	P 0	24X28	672		C	1997AV	16130	.55		11610
3	P	OFP	8X28	224		C	1997AV	6720	.55		3020

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	.0100				5000	5000	50	50

Call Back: Sign: PSN Date: 2015-11-02 Lister: 01-190013.0000-v082020R