BLANCHARD TWP
NORTHERN SD 00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-190015.0000 RES
S18 2026

sale

2023	RISNER RYAN J	2012-11-29
2024	RISNER RYAN J	2012-11-29
2025	RISNER RYAN J	2012-11-29
2026	RISNER RYAN J	2012-11-29 PT SE4 S29 1.50AA
	13959 CR 60	1WD SEE PCL 01-190015.01 FOR
		$66,000 REST OF SPECIAL ASSESSMEN
	DUNKIRK OH 45836	

Orig Tax Year 1996
Parent: 01-190006.0000

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

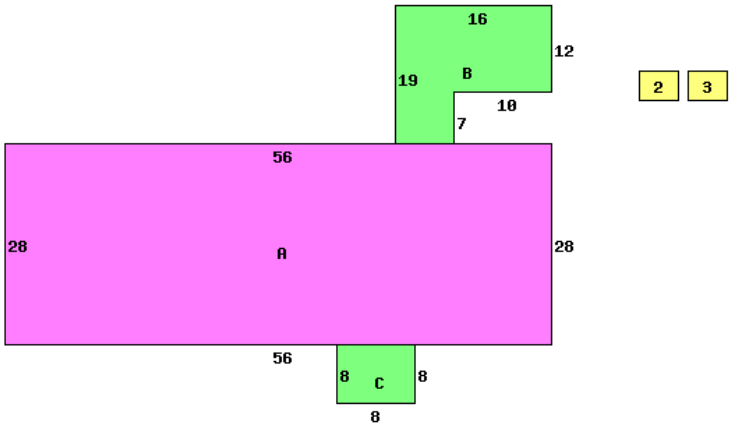
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	561	561	561	561	0	561	561	561
Acres	1.5000	1.5000	1.5000	1.5000	1.5000			
Land100%	17510	17510	17510	17510		17510	19740	19750
Bldg100%	144690	144690	144690	144690		144690	184740	184740
Totl100%	162200t	162200t	162200t	162200t		162200t	204490t	204490t
Cauv100%								
Tax Value:								
Land 35%	6130	6130	6130	6130		6130	6910	6910
Bldg 35%	50640	50640	50640	50640		50640	64660	64660
Totl 35%	56770t	56770t	56770t	56770t		56770t	71570t	71570t
Hmstd35%	55320	55320	55320	55320		55320	70130	
Owner Oc	49.30	49.14	48.92	48.92	48.92	hmstd 5250 l	50070 b	
Hmstd RB								
Net Tax	1881.36	1899.14	1891.44	1891.44	1891.44			
Sp-Asmnt	31.00	27.00	30.00	30.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1568		a	*MAIN
	DK	P		234	3510	b	PORCH
	DK	P		64	960	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
539	1	2012-11-29	RISNER RYAN J	1WD	66000	12000	89540
436	1	2012-09-27	HOME SAVINGS AND LOAN KEN	1DD	48000	12000	89540
386	1	1995-05-12	SHIELDS BRIAN C & KIM D	1WD	5000	0	0

Year	Land	Bldg	Total	Net Tax
2022	4940	30610	35550	1492.48
2021	4940	30610	35550	1500.40

project			ben acres	/ %	factor
131	BLANCHARD RIVER MAINT	XA/2025			
235	KELLOGG #983 - BLANCHARD	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			
921	BLANCHARD RIVER MAINT	XA/2023			
247	KURT DITCH BLANCHARD RIVER M	XA/2025			
286	DEARDORFF #1024 - BLANCHARD	XA/2025			



13959 CR 60 45836

Occupancy 4 M/H on Real Estate

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1568	123200
	Basement		1568	29010
	Subtotal			152210
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	X	784 sq ft	Basement Finish	8490
Unfinished Wall	X			Air Conditioning	2780
Floor/Carpet	X	X		Plumbing	2100
Number of Rooms	4	6		Extra Features	4470
Bedrooms		3		Total Value	170050
Insulation	F			PUB ELECTRIC	
Central Heat		A		PRIV WATER	
FORCED AIR				PRIV SEWER	
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	MH/REAL	1 B F	28X56	2352		MHD	1995AV	136040	.24		165420
2	Garage		32X24	768		C	2009AV	18430	.40		17690
3	Shed		10X20	200		D	2019AV	1920	.15		1630

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	.5000				5000	5000	2500	2500

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