

BLANCHARD TWP
NORTHERN SD

00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-200020.0000
T07

RES
2025

sale

Eff Rate:- 47.59 — 37.57 — 37.86 — 37.72 — a/r

2022 MCPHERON CALVIN D	2020-02-24
2023 MCPHERON CALVIN D	2020-02-24
2024 MCPHERON CALVIN D	2020-02-24
2025 MCPHERON CALVIN D	2020-02-24 PT SW1/4 NW1/4 S30 1.464A
4400 CR 135	1CT
DOLA OH 45835	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	1.4700	1.4640	1.4640	1.4640	
Land100%	13370	16310	16310	16310	16320
Bldg100%	67830	94460	94460	94460	94450
Totl100%	81200t	110770t	110770t	110770t	110770t
Cauv100%					
Tax Value:					
Land 35%	4680	5710	5710	5710	5710
Bldg 35%	23740	33060	33060	33060	33060
Totl 35%	28420t	38770t	38770t	38770t	38770t
Hmstd35%	27980	38130	38130	38130	
Owner Oc	31.50	33.98	33.86	33.72	hmstd 5250 1 32880 b
Hmstd RB	367.16	303.66	327.52	337.88	
Net Tax	826.00	980.88	969.16	953.52	
Sp-Asmnt	27.04	31.04	27.04	30.04	

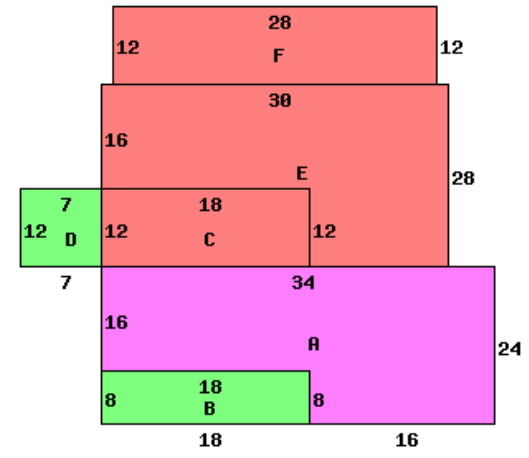
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1HB	F	M		672		b	PORCH
	EFPP	P		144	5760	c	ADDTN
1	F/C	A		216		d	PORCH
	STP	P		84	340	e	ADDTN
1	F/C	A		624		f	ADDTN
1	F	A		336			

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
71	1	2020-02-24	MCPHERON CALVIN D	1CT *	0	12770	56910
639	1	1997-10-24	MCPHERON CALVIN D & SONN	1WD	25500	7060	23660
699	2	1990-08-31		2UN *	34000	0	19030

Year	Land	Bldg	Total	Net Tax
2021	4680	23740	28420	830.32
2020	4680	23740	28420	833.80

Project	ben acres	%	factor
131 BLANCHARD RIVER MAINT			
183 WARMBROD - BLANCHARD			
500 HARDIN COUNTY LANDFILL			
921 BLANCHARD RIVER MAINT			
235 KELLOGG #983 - BLANCHARD			

3
2



4400 CR 135 45835

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1H	Sq-Ft Value
Floor Level	1848 132260
Main	FRAME
Part Upper	FRAME
Basement	168 3540
Subtotal	167960
Shingle	Roof GABLE
Plaster/Drywall	X X Air Conditioning 4520
Panelled Wall	X X Plumbing 2100
Unfinished Wall	X Extra Features 6100
Floor/Hardwood	X Total Value 180680
Floor/Pine	X X
Number of Rooms	1 5 3
Bedrooms	3
Central Heat	A PUB ELECTRIC
FORCED AIR	PRIV WATER
Floor/Wall	A PRIV SEWER
Central A/C	A PUB PAVED ST/RD
Plumbing	Neighborhood:
Standard	Code: 100
Extra 3 Fixture	1 Dwl/Gar/NC% 1.2500

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1HB F	24X30	720		C	OLD/AV	180680	.55	.15	86390
2 Garage	*SV F	12X24	288		C	1991AV	17280	.65		7560
3 Lean-To						OLD/	500			500
homesite	1.0000	effective	depth	actual	effective	extended	true			
small acreage	.2640	frontage	depth	rate	rate	value	value			
road	.2000			5000	5000	15000	15000			