BLANCHARD TWP
NORTHERN SD 00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-200020.0000 RES
T07 2026

sale

2023 MCPHERON CALVIN D	2020-02-24	
2024 MCPHERON CALVIN D	2020-02-24	
2025 MCPHERON CALVIN D	2020-02-24	
2026 MCPHERON CALVIN D	2020-02-24	PT SW1/4 NW1/4 S30 1.464A
4400 CR 135	1CT	
	$0	
DOLA OH 45835		

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

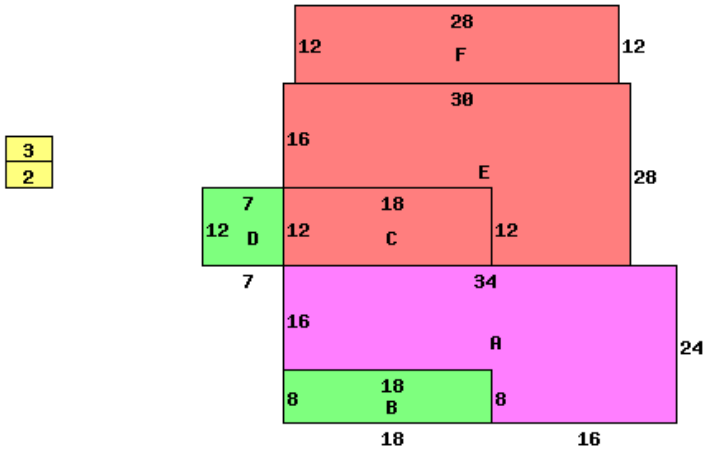
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	1.4640	1.4640	1.4640	1.4640	1.4640			
Land100%	16310	16310	16310	16310		16310	18570	18570
Bldg100%	94460	94460	94460	94460		94460	120770	120760
Totl100%	110770t	110770t	110770t	110770t		110770t	139340t	139330t
Cauv100%								
Tax Value:								
Land 35%	5710	5710	5710	5710		5710	6500	6500
Bldg 35%	33060	33060	33060	33060		33060	42270	42270
Totl 35%	38770t	38770t	38770t	38770t		38770t	48770t	48770t
Hmstd35%	38130	38130	38130	38130		38130	48130	
Owner Oc	33.98	33.86	33.72	33.72	33.72	hmstd 5250 l	32880 b	
Hmstd RB	303.66	327.52	337.88	337.88	337.88			
Net Tax	980.88	969.16	953.52	953.52	953.52			
Sp-Asmnt	31.04	27.04	30.04	30.04				

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

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
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
2022	4680	23740	28420	826.00
2021	4680	23740	28420	830.32

p r o j e c t		ben acres	/ %	factor
131	BLANCHARD RIVER MAINT XA/2025			
183	WARMBROD - BLANCHARD XA/2025			
500	HARDIN COUNTY LANDFILL XA/2025			
921	BLANCHARD RIVER MAINT XA/2023			
235	KELLOGG #983 - BLANCHARD XA/2025			



4400 CR 135 45835

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1848	132260
	Part Upper	FRAME	672	32160
	Basement		168	3540
	Subtotal			167960
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Panelled Wall		X	X		
Unfinished Wall	X				
Floor/Hardwood		X			
Floor/Pine		X	X		
Number of Rooms	1	5	3		
Bedrooms			3		
Central Heat			A		
FORCED AIR					
Floor/Wall			A		
Central A/C			A		
Plumbing					
Standard	1				
Extra 3 Fixture	1				

Air Conditioning	4520	PUB ELECTRIC	
Plumbing	2100	PRIV WATER	
Extra Features	6100	PRIV SEWER	
Total Value	180680	PUB PAVED ST/RD	
		Neighborhood:	
		Code:	100
		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	1HB F		2520		C	OLD/AV	180680	.55	.15	110580
2	Garage		24X30	720		C	1991AV	17280	.65		9680
3	Lean-To	*SV F	12X24	288			OLD/	500			500

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	.2640				5000	5000	1320	1320
road	.2000							

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