BLANCHARD TWP
NORTHERN SD 00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-200023.0000 RES
T18 2025

## sale

| | | | |
|---|---|---|---|
| 2022 | FLEMING BRENDA M | 1992-03-23 | |
| 2023 | FLEMING BRENDA M | 1992-03-23 | |
| 2024 | FLEMING BRENDA M | 1992-03-23 | |
| 2025 | FLEMING BRENDA M | 1992-03-23 | PT SE1/4 SW1/4 S30 5.70A |
| | 12351 CR 60 | 2WD | |
| | | $8,800 | |
| | KENTON OH 43326 | | |

| | | | |
|---|---|---|---|
| 2026 | FLEMING SHELLY & JONATH | 2025-08-12 | |
| | 12351 CR 60 | 2AF | |
| | KENTON OH 43326 | | |

| | | | |
|---|---|---|---|
| 2027 | HARP JONATHON & PAYTON | 2026-01-14 | |
| | 12351 CR 60 | 1SD | |
| | KENTON OH 43326 | | |

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

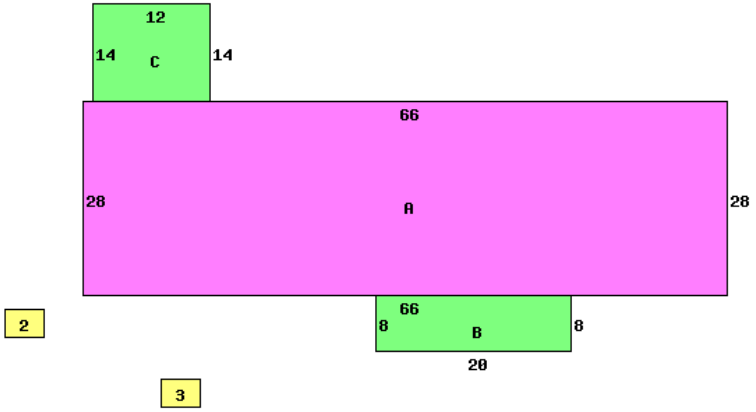
| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Tax Year | 2022 | 2023 | 2024 | 2025 | 2025 | | CAMA |
| Prop Cls | 561 | 561 | 561 | 561 | 561 | | 561 |
| Acres | 5.7000 | 5.7000 | 5.7000 | 5.7000 | 5.7000 | | |
| Land100% | 23400 | 33000 | 33000 | 33000 | 33000 | | 33000 |
| Bldg100% | 65830 | 117860 | 117860 | 117860 | 117860 | | 117870 |
| Totl100% | 89230t | 150860t | 150860t | 150860t | 150860t | | 150870t |
| Cauv100% | | | | | | | |
| Tax Value: | | | | | | | |
| Land 35% | 8190 | 11550 | 11550 | 11550 | 11550 | | 11550 |
| Bldg 35% | 23040 | 41250 | 41250 | 41250 | 41250 | | 41250 |
| Totl 35% | 31230t | 52800t | 52800t | 52800t | 52800t | | 52800t |
| Hmstd35% | 27450 | 46500 | 46500 | 46500 | 46500 | | |
| Owner Oc | 30.90 | 41.44 | 41.30 | 41.12 | 41.12 | hmstd 5250 l | 41250 b |
| Hmstd RB | 367.16 | 303.66 | 327.52 | 337.88 | 337.88 | | |
| Net Tax | 947.68 | 1450.54 | 1443.20 | 1425.66 | 1425.66 | | |
| Sp-Asmnt | 24.00 | 28.00 | 24.00 | 27.00 | | | |

| SHB+ | Cons | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 | F | M | | 1848 | | a | *MAIN |
| | OEP | P | | 160 | 4800 | b | PORCH |
| | DK | P | | 168 | 2520 | c | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|
| 12 | 1 | 2026-01-14 | HARP JONATHON & PAYTON | 1SD | 85000 | 33000 | 117860 |
| 361 | 2 | 2025-08-12 | FLEMING SHELLY & JONATHAN | 2AF * | 0 | 33000 | 117860 |
| 245 | 2 | 1992-03-23 | | 2WD | 8800 | 4600 | 0 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2021 | 8190 | 23040 | 31230 | 952.66 |
| 2020 | 8190 | 23040 | 31230 | 956.64 |

| project | | ben acres | / % | factor |
|---|---|---|---|---|
| 131 | BLANCHARD RIVER MAINT XA/2025 | | | |
| 500 | HARDIN COUNTY LANDFILL XA/2025 | | | |
| 183 | WARMBROD - BLANCHARD XA/2025 | | | |
| 921 | BLANCHARD RIVER MAINT XA/2023 | | | |
| 235 | KELLOGG #983 - BLANCHARD XA/2025 | | | |




12351 CR 60 43326

Occupancy 4 M/H on Real Estate

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1 | | | | |
| Floor Level | Main | FRAME | 1848 | 132260 |
| | Subtotal | | | 132260 |
| Shingle | Roof | GABLE | | |

B 1 2 U A

| | | | |
|---|---|---|---|
| Plaster/Drywall | D | Fireplaces | 2000 |
| Floor/Carpet | X | Air Conditioning | 3230 |
| Floor/Tile-Lino | L | Plumbing | 2100 |
| Number of Rooms | 8 | Extra Features | 7320 |
| Bedrooms | 3 | Total Value | 146910 |
| Fireplace | | PUB ELECTRIC | |
| Openings | 1 | PRIV WATER | |
| Stacks | 1 | PRIV SEWER | |
| Central Heat | A | | |
| FORCED AIR | | Neighborhood: | |
| Central A/C | A | Code: | 100 |
| Plumbing | | Dwl/Gar/NC% | 1.2500 |
| Standard | 1 | | |
| Extra 3 Fixture | 1 | | |

| | 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 F | 28X66 | 1848 | | MHD | 1994AV | 117530 | .24 | | 111650 |
| 2 | Garage | F 0 | 24X24 | 576 | | D | 1997AV | 11060 | .55 | | 6220 |
| 3 | POND | *.18A | | 0 | | | OLD/ | 0 | | | 0 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| homesite | 1.0000 | | | | 15000 | 15000 | 15000 | 15000 |
| small acreage | 4.7000 | | | | 5000 | 3830 | 18000 | 18000 |

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