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

	2022	2023	2024	2025	2025				CAMA
Tax Year									
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					

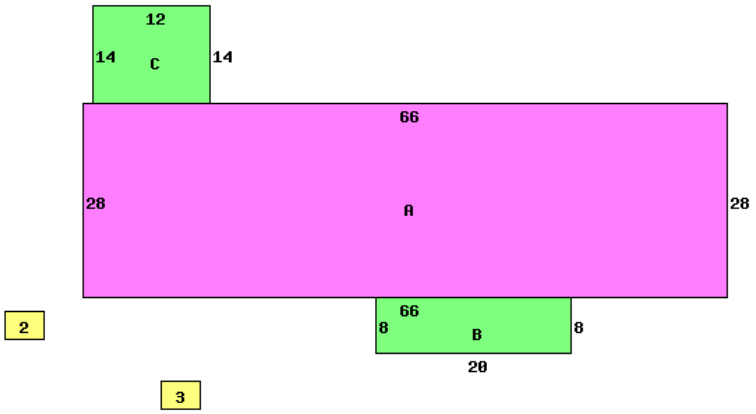
SHB+ Cons TYPE FACT SQ-FT VALUE

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

p r o j e c t			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: