BLANCHARD TWP
NORTHERN SD 00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-200023.0000 RES
T18 2026

sale

2023	FLEMING BRENDA M	1992-03-23	
2024	FLEMING BRENDA M	1992-03-23	
2025	FLEMING BRENDA M	1992-03-23	
2026	FLEMING BRENDA M	1992-03-23	PT SE1/4 SW1/4 S30 5.70A
	12351 CR 60	2WD	
		$8,800	
	KENTON OH 43326		

2027	FLEMING SHELLY & JONATH	2025-08-12	
	12351 CR 60	2AF	
	KENTON OH 43326		

2028	HARP JONATHON & PAYTON	2026-01-14	
	12351 CR 60	1SD	
	KENTON OH 43326	2025-08-12	FLEMING SHELLY & JONATHAN

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	599	599
Acres	5.7000	5.7000	5.7000	5.7000	5.7000			
Land100%	33000	33000	33000	33000		33000	35260	35250
Bldg100%	117860	117860	117860	117860		117860	7970	7960
Totl100%	150860t	150860t	150860t	150860t		150860t	43230t	43210t
Cauv100%								
Tax Value:								
Land 35%	11550	11550	11550	11550		11550	12340	12340
Bldg 35%	41250	41250	41250	41250		41250	2790	2790
Totl 35%	52800t	52800t	52800t	52800t		52800t	15130t	15120t
Hmstd35%	46500	46500	46500	46500		46500	8830	
Owner Oc	41.44	41.30	41.12	41.12	41.12	hmstd 5250 l 41250 b		
Hmstd RB	303.66	327.52	337.88	337.88	337.88			
Net Tax	1450.54	1443.20	1425.66	1425.66	1425.66			
Sp-Asmnt	28.00	24.00	27.00	27.00				

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
2022	8190	23040	31230	947.68
2021	8190	23040	31230	952.66

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



12351 CR 60 43326

Occupancy 0 Vacant Land

B 1 2 U A

PUB ELECTRIC
PRIV WATER
PRIV SEWER

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
2	Garage	F 0	24X24	576		D	1997AV	11060	.55		7960
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				17250	17250	17250	17250
small acreage	4.7000				5000	3830	18000	18000

Call Back: Sign: PSN Date: 2015-11-02 Lister: 01-200023.0000-v082020R