BLANCHARD TWP
NORTHERN SD 00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-200033.0000 RES
T23 2026

sale

2023 KEEGAN SANDY	2013-08-12	
2024 KEEGAN SANDY	2013-08-12	
2025 KEEGAN SANDY	2013-08-12	
2026 KEEGAN SANDY	2013-08-12 MID PT NE4 S30	2.001A
4291 US 68	1WD	
	$110,000	
DUNKIRK OH 45836		

Orig Tax Year 2005
Parent: 01-200006.0000

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

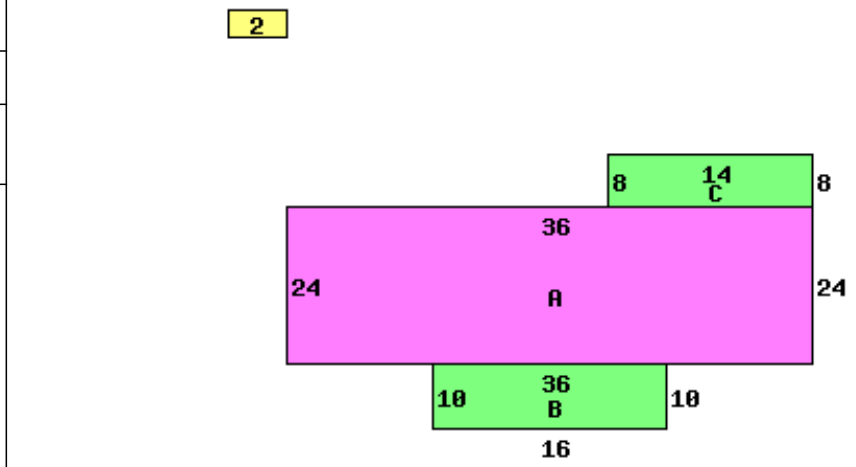
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	2.0010	2.0010	2.0010	2.0010	2.0010			
Land100%	20000	20000	20000	20000		20000	22260	22260
Bldg100%	103830	103830	103830	103830		103830	131340	131340
Totl100%	123830t	123830t	123830t	123830t		123830t	153600t	153600t
Cauv100%								
Tax Value:								
Land 35%	7000	7000	7000	7000		7000	7790	7790
Bldg 35%	36340	36340	36340	36340		36340	45970	45970
Totl 35%	43340t	43340t	43340t	43340t		43340t	53760t	53760t
Hmstd35%	39630	39630	39630	39630		39630	50040	
Owner Oc	35.32	35.20	35.04	35.04	35.04	hmstd 5250 l	34380 b	
Hmstd RB	303.66	327.52	337.88	337.88	337.88			
Net Tax	1134.94	1124.66	1108.42	1108.42	1108.42			
Sp-Asmnt	32.68	28.68	28.68	28.68				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1Q	F/C	M		864		a	*MAIN
	OFP	P		160	4800	b	PORCH
	EFP	P		112	4480	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
396	1	2013-08-12	KEEGAN SANDY	1WD		110000	13510	41770
114	1	2011-03-31	THAMES EDDIE F & PEGGY	L 1WD	*	24500	13490	65110
527	1	2010-11-15	HSBC MORTGAGE SERVICES	IN 1SH	*	50000	13490	65110
825	1	2004-12-20	STARKEY JOHN W & ANGEL	M 1WD		78900	0	0

Year	Land	Bldg	Total	Net Tax
2022	5460	30450	35910	1510.02
2021	5460	30450	35910	1518.04

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



4291 US 68 45836

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1Q				
Floor Level	Main	FRAME	864	98480
	Qtr Story	FRAME	864	13820
	Subtotal			112300
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	X	Air Conditioning	3140
Floor/Pine	X	X	Extra Features	9280
Number of Rooms	5	2	Total Value	124720
Bedrooms		2		
			PUB ELECTRIC	
Central Heat	A		PRIV WATER	
FORCED AIR			PRIV SEWER	
Central A/C	A		PUB PAVED ST/RD	
Plumbing				
Standard	1		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	1Q F/C		864		C-	OLD/VG	112250	.30		125720
2	Shed		60X26	1560		C	1950FR	18720	.70		5620

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	1.0010				5000	5000	5010	5010

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