

BLANCHARD TWP
NORTHERN SD

00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-210007.0000
U11

AGR
2023

sale

Eff Rate:- 48.05 — 47.85 — 47.59 — 37.57 — a/r

2020	GARMON ROWE F	1993-05-05			
2021	GARMON ROWE F	1993-05-05			
2022	GARMON ROWE F	1993-05-05			
2023	GARMON ROWE F	1993-05-05	PT W 1/2 SE 1/4 S31		
	12705 SR 701	1QC	75.00A		
	KENTON OH 43326	\$0	03.0-02-21-007		

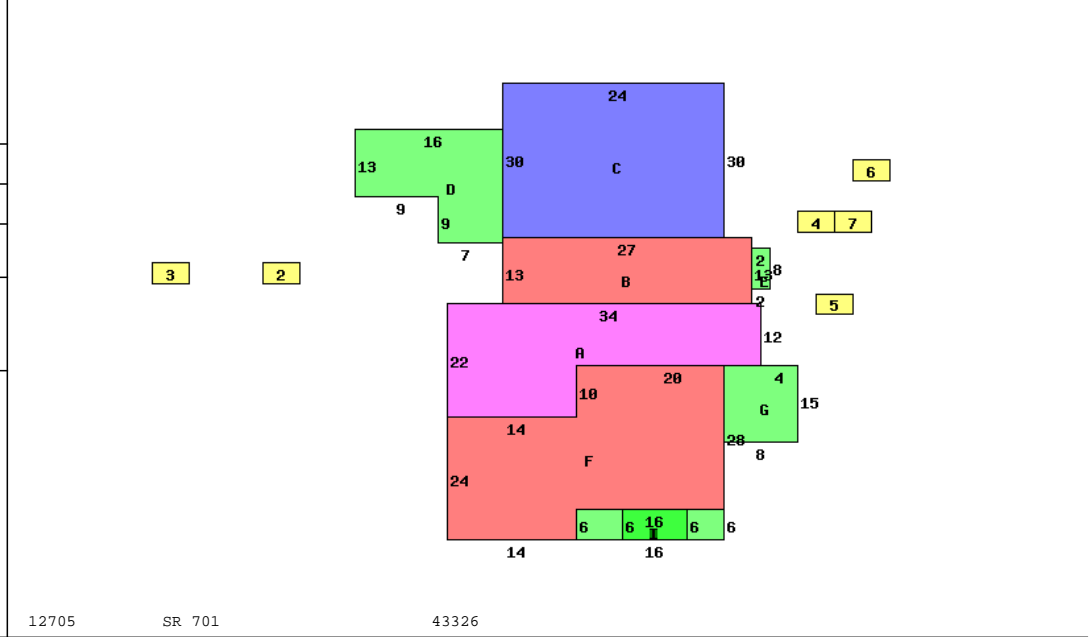
Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	111	111	111	111	111
Acres	75.0000	75.0000	75.0000	75.0000	
Land100%	416600	416600	416600	456430	456440
Bldg100%	80200	80200	80200	100340	100330
Totl100%	496800t	496800t	496800t	556770t	556770t
Cauv100%	114000	116910	116910	219910	219900
Tax Value:					
Land 35%	39900	40920	40920	76970	159750
Bldg 35%	28070	28070	28070	35120	35120
Totl 35%	67970t	68990t	68990t	112090t	194870t
Hmstd35%	29240	29240	29240	36390	
Owner Oc	33.20	33.10	32.92	32.42	
Hmstd RB	370.74	369.16	367.16	303.66	hmstd 5250 l 31140 b
Net Tax	2552.90	2586.42	2572.82	3475.94	
Cauv Sav	4607.32	4543.88	4519.88	2815.24	
Sp-Asmnt	66.92	160.78	160.77	203.39	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	B/C	M		548		b	ADDTN
1	F/C	A		351		c	GRAGE
	F2	G		720	17280	d	PORCH
	OFF	P		271	8130	e	PORCH
	BAY	P		16	610	f	ADDTN
2 B	B	A		784		g	PORCH
	OFF	P		120	3600	h	PORCH
	OFF	P		96	2880	i	PORCH
	OFF 2	P		42	1260		

gas fireplace
gas fireplace

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
365	1	1993-05-05	GARMON ROWE F	1QC *	0	0	108200
Year	Land	Bldg	Total	Net Tax			
2019	64440	24550	88990	3197.98			
2018	64440	24550	88990	3199.76			

Project				ben acres	/ %	factor
131	BLANCHARD RIVER MAINT		XA/2023			
247	KURT DITCH BLANCHARD RIVER M		XA/2023			
286	DEARDORFF #1024 - BLANCHARD		XA/2023			
500	HARDIN COUNTY LANDFILL		XA/2023			
921	BLANCHARD RIVER MAINT		XA/2023			



12705 SR 701 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 2	Sq-Ft	Value
Floor Level		
	Main	BRICK
	Full Upper	BRICK
	Basement	
	Subtotal	214580
Slate	Roof	HIP
Plaster/Drywall	X X	Air Conditioning
Unfinished Wall	X	Plumbing
Floor/Hardwood	X X	Garages and Carports
Number of Rooms	1 3 3	Extra Features
Bedrooms	3	Total Value
Central Heat	A	PUB ELECTRIC
FORCED AIR		PRIV WATER
Central A/C	A	PRIV SEWER
Plumbing		PUB PAVED ST/RD
Standard	1	Neighborhood:
Extra 2 Fixture	1	Code:
		Dwl/Gar/NC%

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Phy	Fnc	True
1 DWELLING	1 B/C	Area	Rate	Grade	Cond	Dpr	Dpr
2 Milk House	*SV 0	10X12	120	C	OLD/FR	.65	.20
3 Poultry Ho	*SV 0	16X30	480		OLD/PR		
4 Crib/Grana	*SV 0	28X30	840		OLD/FR		
5 Garage	*SV 0	14X18	252		OLD/PR		
6 Pole Build		30X48	1440	C	1997AV	.55	9400
7 Lean-To		8X24	192	D	OLD/FR	.70	370
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv	
C 1	BOA BLOUNT SILT LOAM 0-	21.4982	6030	129630	2660	57190	
C 2	BOB BLOUNT SILT LOAM, 2	27.7327	5770	160020	2360	65450	
C 39	PM PEWAMO SILTY CLAY L	21.3170	6490	138350	3560	75890	
C 51	WSTL WASTE LAND	.4673	120	60	50	20	
W 2	BOB BLOUNT SILT LOAM, 2	.5311	3130	1660	470	250	
W 39	PM PEWAMO SILTY CLAY L	.0676	5370	360	1670	110	
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000	
980	ROAD ROAD	.6030					
C 2	BOB BLOUNT SILT LOAM, 2	.2993	5770	1730	2360	710	
C 39	PM PEWAMO SILTY CLAY L	1.4838	6490	9630	3560	5280	
		75		456440	(100%)	219900	CAUV # 796
				159750	(35%)	76970	