

BLANCHARD TWP
NORTHERN SD

00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-210008.0000
U10

RES
2025

sale

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

2022	ROWE SAMMY LEE	2013-08-07			
2023	ROWE SAMMY LEE	2013-08-07			
2024	ROWE SAMMY LEE	2013-08-07			
2025	ROWE SAMMY LEE	2013-08-07	SW COR SE 1/4 & SE COR		
	12537 SR 701		1QC W2 SE4 S31 2.00A		
	KENTON OH 43326	\$0			

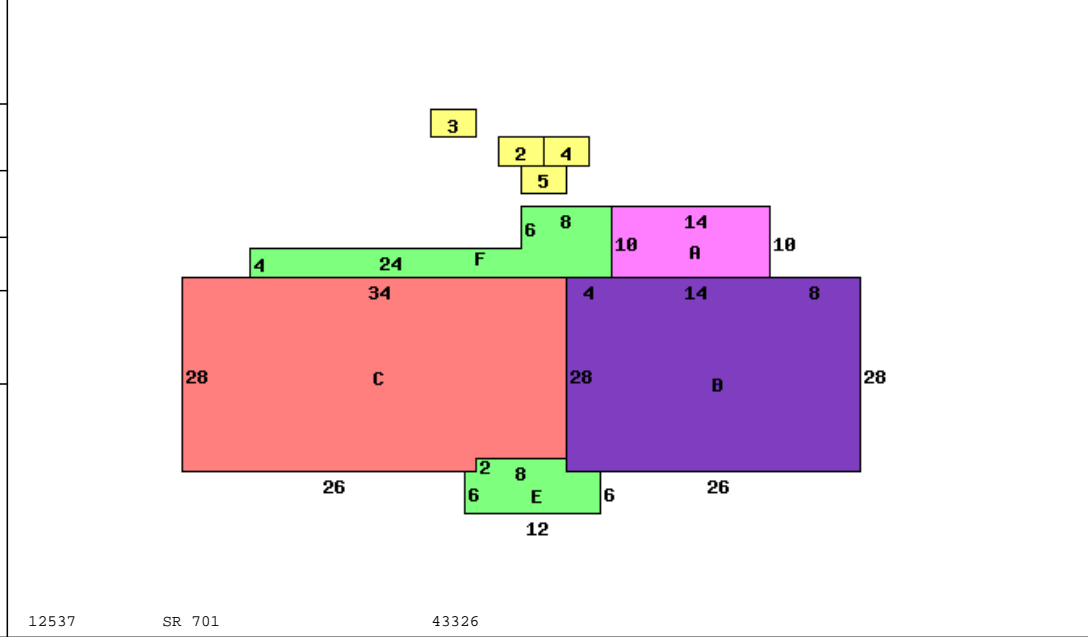
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	2.0000	2.0000	2.0000	2.0000	
Land100%	15600	20000	20000	20000	20000
Bldg100%	118110	142860	142860	142860	143010
Totl100%	133710t	162860t	162860t	162860t	163010t
Cauv100%					
Tax Value:					
Land 35%	5460	7000	7000	7000	7000
Bldg 35%	41340	50000	50000	50000	50050
Totl 35%	46800t	57000t	57000t	57000t	57050t
Hmstd35%					
Owner Oc					
Hmstd RB	2016.68	1938.48	1956.16	1948.20	
Net Tax					
Sp-Asmnt	42.00	58.00	42.00	51.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 B	F	M		140		b	ADDTN
1	F/C	A		728		c	ADDTN
1 B	F	A		936		d	GRAGE
	BAS2	G		728	1300	e	PORCH
	OFF	P		88	2640	f	PORCH
	DK	P		176	2640		

#: 10, 18, 20 L/W
 012100100000 .29a
 012100180000 .84a
 012100200000 .16a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
364	1	2013-08-07	ROWE SAMMY LEE	1QC *	0	13510	92830
84	1	2003-02-24	ROWE SAMMY L & JACQUELIN	1WD	80000	8000	76090
581	1	1999-10-15	SPEARMAN LILLIAN JOAN	1CT *	0	6510	57510
Year	Land	Bldg	Total	Net Tax			
2021	5460	41340	46800	2027.42			
2020	5460	41340	46800	2035.90			

project	ben acres	/	%	factor
131 BLANCHARD RIVER MAINT				XA/2025
235 KELLOGG #983 - BLANCHARD				XA/2025
500 HARDIN COUNTY LANDFILL				XA/2025
921 BLANCHARD RIVER MAINT				XA/2023
286 DEARDORFF #1024 - BLANCHARD				XA/2025



12537 SR 701 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level		
Main	FRAME	1804 129110
Basement		1784 32860
Subtotal		161970
Metal	Roof	GABLE
B 1 2 U A		
Plaster/Drywall	X	Air Conditioning 3160
Unfinished Wall	X	Plumbing 2100
Floor/Carpet	X	Garages and Carports 1300
Number of Rooms	1 4	Extra Features 5280
Bedrooms	3	Total Value 173810
Central Heat	A	PUB ELECTRIC
FORCED AIR		PRIV WATER
Central A/C	A	PRIV SEWER
Plumbing		PUB PAVED ST/RD
Standard	1	
Extra 3 Fixture	1	Neighborhood:
		Code: 100
		Dwl/Gar/NC% 1.2500

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F	1804		D+	1980GD	147740	.28		132970
2 Pole Build		30X50	1500	C	1967FR	18000	.70		5400
3 Shed	*NV	8X14	0		OLD/	0			0
4 P	CAN	16X30	480	C	2017AV	3840	.20		3070
5 Lean-To		14X20	280	C	2014AV	2240	.30		1570
acres/	effective	depth	depth	actual	effective	extended	true		
frontage	frontage	depth	factor	rate	rate	value	value		
homesite	1.0000			15000	15000	15000	15000		
small acreage	1.0000			5000	5000	5000	5000		