BLANCHARD TWP
NORTHERN SD 00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-210008.0000 RES
U10 2026

sale

2023 ROWE SAMMY LEE	2013-08-07	
2024 ROWE SAMMY LEE	2013-08-07	
2025 ROWE SAMMY LEE	2013-08-07	
2026 ROWE SAMMY LEE	2013-08-07	SW COR SE 1/4 & SE COR
12537 SR 701	1QC	W2 SE4 S31 2.00A
	$0	
KENTON OH 43326		

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	2.0000	2.0000	2.0000	2.0000	2.0000			
Land100%	20000	20000	20000	20000		20000	22260	22250
Bldg100%	142860	142860	142860	142860		142860	180230	180240
Totl100%	162860t	162860t	162860t	162860t		162860t	202490t	202490t
Cauv100%								
Tax Value:								
Land 35%	7000	7000	7000	7000		7000	7790	7790
Bldg 35%	50000	50000	50000	50000		50000	63080	63080
Totl 35%	57000t	57000t	57000t	57000t		57000t	70870t	70870t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1938.48	1956.16	1948.20	1948.20	1948.20			
Sp-Asmnt	58.00	42.00	51.00	51.00				

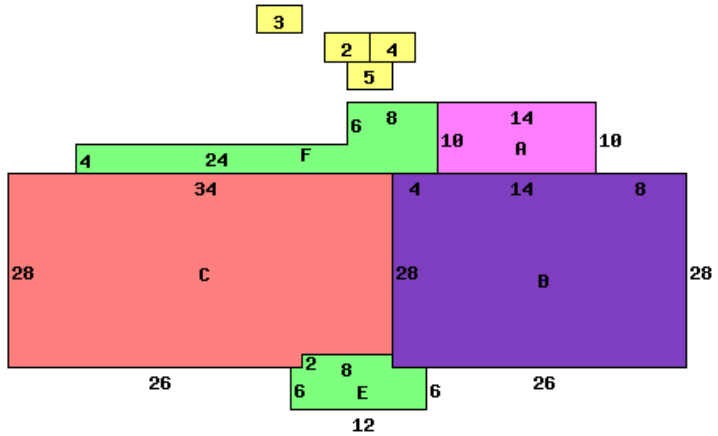
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		140		a	*MAIN
1	F/C	A		728		b	ADDTN
1 B	F	A		936		c	ADDTN
	BAS2	G		728	1300	d	GRAGE
	OFP	P		88	2640	e	PORCH
	DK	P		176	2640	f	PORCH

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

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
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
2022	5460	41340	46800	2016.68
2021	5460	41340	46800	2027.42

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

			Sq-Ft	Value
Story Height 1				
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%	1.6000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F		1804		D+	1980GD	147740	.28		170200
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/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	1.0000				5000	5000	5000	5000

Call Back: Sign: PSN Date: 2015-11-03 Lister: