

BLANCHARD TWP
NORTHERN SD

00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-210034.0000
U18

RES
2025

sale

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

2022 COUCH KEVIN R & NEPTI	2016-10-11
2023 COUCH KEVIN R & NEPTI	2016-10-11
2024 COUCH KEVIN R & NEPTI	2016-10-11
2025 COUCH KEVIN R & NEPTINA	2016-10-11 PT W2 NE4 S31 1.15A
12600 CR 60	2SD SEE PCL 01-210034.01 FOR
KENTON OH 43326	\$239,000 REST OF SPECIAL ASSESSMEN

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	1.1500	1.1500	1.1500	1.1500	
Land100%	13060	15740	15740	15740	15750
Bldg100%	247740	287940	287940	287940	287930
Totl100%	260800t	303690t	303690t	303690t	303680t
Cauv100%					
Tax Value:					
Land 35%	4570	5510	5510	5510	5510
Bldg 35%	86710	100780	100780	100780	100780
Totl 35%	91280t	106290t	106290t	106290t	106290t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	3933.40	3614.78	3647.76	3632.90	
Sp-Asmnt	30.00	34.00	30.00	33.67	

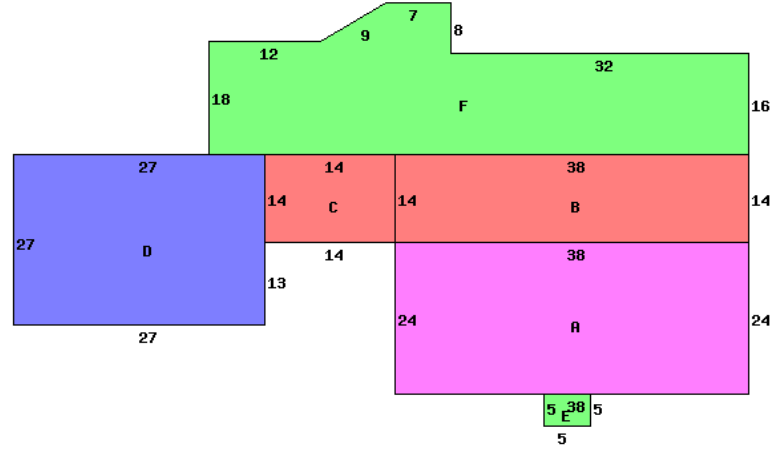
Orig Tax Year 1996
Parent: 01-210017.0000

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		912			
1 B	F	A		532			
1 B	F	A		196			
	F	G		729	17500		
	STP	P		25	100		
	PAT	P		1043	3130		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
459	2	2016-10-11	COUCH KEVIN R & NEPTINA L	2SD	239000	10940	182030
780	2	2005-11-28	SPITLER DENNIS A & KAREN	2WD	231500	10340	171940

Year	Land	Bldg	Total	Net Tax
2021	4570	86710	91280	3954.30
2020	4570	86710	91280	3970.88

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



12600 CR 60 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	1640 125820
	Full Upper	FRAME	912 59960
	Basement		1640 30340
	Subtotal		216120
Metal	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	D D D	680 sq ft	Basement Finish 7450
Floor/Carpet	X X		Air Conditioning 4490
Floor/Concrete	X		Plumbing 3500
Floor/Tile-Lino	L		Garages and Carports 17500
Number of Rooms	1 3 3		Extra Features 3230
Bedrooms	1 3		Total Value 252290
Central Heat	A		PUB ELECTRIC
Heat Pump	A		PRIV WATER
Central A/C	A		PRIV SEWER
Plumbing			PUB PAVED ST/RD
Standard	1		Neighborhood:
Extra 3 Fixture	1		Code: 100
Extra 2 Fixture	1		Dwl/Gar/NC% 1.2500

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B F	FtxFt	3232	Rate	C+	1994VG	277520	.17	Dpr	287930
homesite	1.0000	effective	depth	actual	effective	effective	extended	value	true	value
small acreage	.1500	frontage	depth	rate	rate	rate	value	value	value	value
				15000	15000	15000	15000	15000	15000	15000
				5000	5000	5000	750	750	750	750

Call Back:

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

01-210034.0000-v082020R