

BLANCHARD TWP  
NORTHERN SD

00010

Hardin County, Ohio  
Michael T. Bacon, Auditor

01-210034.0000  
U18

RES  
2025

sale

2022 COUCH KEVIN R & NEPTI  
2023 COUCH KEVIN R & NEPTI  
2024 COUCH KEVIN R & NEPTI  
2025 COUCH KEVIN R & NEPTINA  
12600 CR 60  
KENTON OH 43326

2016-10-11  
2016-10-11  
2016-10-11  
2016-10-11 PT W2 NE4 S31 1.15A  
2SD SEE PCL 01-210034.01 FOR  
\$239,000 REST OF SPECIAL ASSESSMEN

Orig Tax Year 1996  
Parent: 01-210017.0000

|            |         |         |         |         |         |
|------------|---------|---------|---------|---------|---------|
| Eff Rate:- | 47.59   | 37.57   | 37.86   | 37.72   | a/r     |
| Tax Year   | 2022    | 2023    | 2024    | 2025    | 2025    |
| Prop Cls   | 511     | 511     | 511     | 511     | 511     |
| Acres      | 1.1500  | 1.1500  | 1.1500  | 1.1500  | 1.1500  |
| Land100%   | 13060   | 15740   | 15740   | 15740   | 15740   |
| Bldg100%   | 247740  | 287940  | 287940  | 287940  | 287940  |
| Totl100%   | 260800t | 303690t | 303690t | 303690t | 303690t |
| 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 | 3632.90 |
| Sp-Asmnt   | 30.00   | 34.00   | 30.00   | 33.67   |         |

CAMA  
511

18000  
368550  
386550t

6300  
128990  
135290t

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

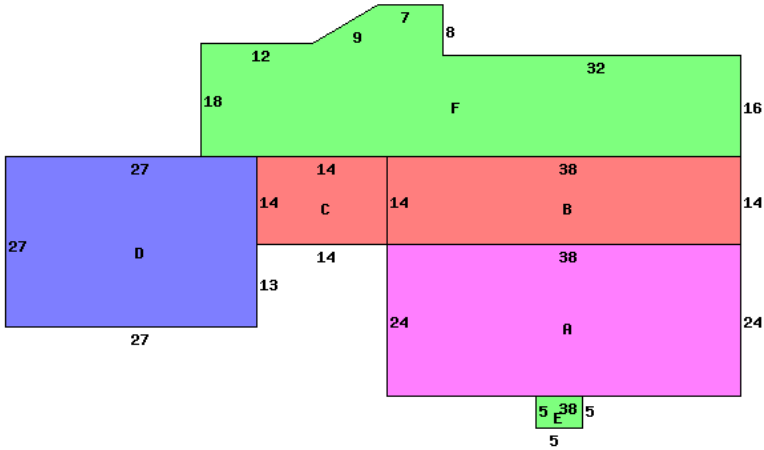
a  
b  
c  
d  
e  
f  
\*MAIN  
ADDTN  
ADDTN  
GRAGE  
PORCH  
PORCH

gas fireplace

| Sale# | #d | 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 |

| p r o j e c t                    | ben acres | / | % | factor  |
|----------------------------------|-----------|---|---|---------|
| 131 BLANCHARD RIVER MAINT        |           |   |   | XA/2025 |
| 183 WARMBROD - BLANCHARD         |           |   |   | XA/2025 |
| 235 KELLOGG #983 - BLANCHARD     |           |   |   | XA/2025 |
| 247 KURT DITCH 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     |                            |
| Plaster/Drywall | B 1 2 U A |           |                            |
| Floor/Carpet    | D D D     | 680 sq ft | Basement Finish 7450       |
| Floor/Concrete  | X X       |           | Air Conditioning 4490      |
| Floor/Tile-Lino | L         |           | Plumbing 3500              |
| Number of Rooms | 1 3 3     |           | Garages and Carports 17500 |
| Bedrooms        | 1 3       |           | Extra Features 3230        |
|                 |           |           | 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%     | 1.6000 |

| 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   | Dpr   | Dpr   | Value |
| homesite      | acres/   | effective | depth  | depth  | actual | effective | extended | value | true  | value |
| small acreage | 1.0000   | frontage  | factor | factor | rate   | rate      | value    | value | value | value |
|               | .1500    |           |        |        | 5000   | 5000      | 750      | 750   | 750   | 750   |

Call Back:

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

01-210034.0000-v082020R