BLANCHARD TWP
NORTHERN SD 00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-210034.0000 RES
U18 2026

sale

2023 COUCH KEVIN R & NEPTI	2016-10-11	
2024 COUCH KEVIN R & NEPTI	2016-10-11	
2025 COUCH KEVIN R & NEPTI	2016-10-11	
2026 COUCH KEVIN R & NEPTINA	2016-10-11 PT W2 NE4 S31 1.15A	
12600 CR 60	2SD	SEE PCL 01-210034.01 FOR
	$239,000	REST OF SPECIAL ASSESSMEN
KENTON OH 43326		

Orig Tax Year 1996
Parent: 01-210017.0000

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	1.1500	1.1500	1.1500	1.1500	1.1500			
Land100%	15740	15740	15740	15740		15740	18000	18000
Bldg100%	287940	287940	287940	287940		287940	368540	368550
Totl100%	303690t	303690t	303690t	303690t		303690t	386540t	386550t
Cauv100%								
Tax Value:								
Land 35%	5510	5510	5510	5510		5510	6300	6300
Bldg 35%	100780	100780	100780	100780		100780	128990	128990
Totl 35%	106290t	106290t	106290t	106290t		106290t	135290t	135290t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	3614.78	3647.76	3632.90	3632.90	3632.90			
Sp-Asmnt	34.00	30.00	33.67	33.67				

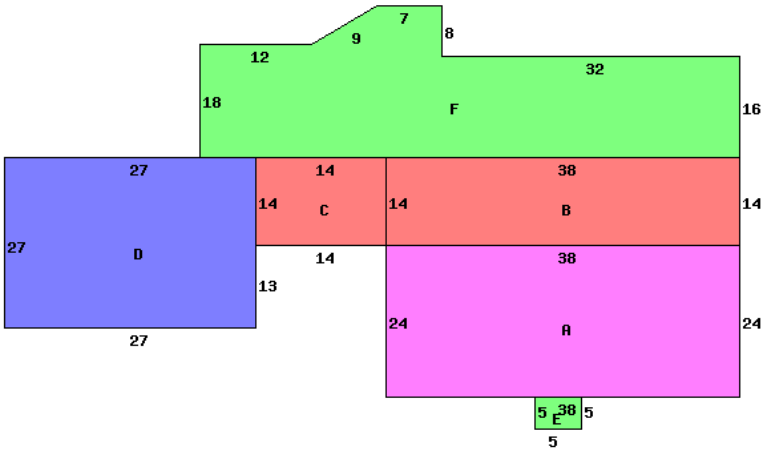
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		912		a	*MAIN
1 B	F	A		532		b	ADDTN
1 B	F	A		196		c	ADDTN
	F	G		729	17500	d	GRAGE
	STP	P		25	100	e	PORCH
	PAT	P		1043	3130	f	PORCH

gas fireplace

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
2022	4570	86710	91280	3933.40
2021	4570	86710	91280	3954.30

project			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

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1640	125820
	Full Upper	FRAME	912	59960
	Basement		1640	30340
	Subtotal			216120
Metal	Roof	GABLE		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B F		3232		C+	1994VG	277520	.17		368550

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	.1500				5000	5000	750	750

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
			PRIV WATER
Heat Pump	A		PRIV SEWER
Central A/C	A		PUB PAVED ST/RD
Plumbing			
Standard	1		Neighborhood:
Extra 3 Fixture	1		Code: 100
Extra 2 Fixture	1		Dwl/Gar/NC% 1.6000

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