

BLANCHARD TWP
NORTHERN SD

00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-210043.0000
D11.01

AGR
2025

sale

Eff Rate:- 37.72 a/r

2025 GARMON ROWE PT W2 SE4 S31 3.285A
12705 SR 701
KENTON OH 43326 \$0

Tax Year	2025	2025	2026	CAMA
Prop Cls	111	111	111	111
Acres		3.2850	3.2850	
Land100%	0	19710	19710	26550
Bldg100%	0	100340	100340	100330
Totl100%		120060t	120060t	126880t
Cauv100%				19720

Orig Tax Year 2026
Parent: 01-210007.0000

2026 GARMON MARK ETAL 2025-11-03
12705 SR 701 1WD
KENTON OH 43326

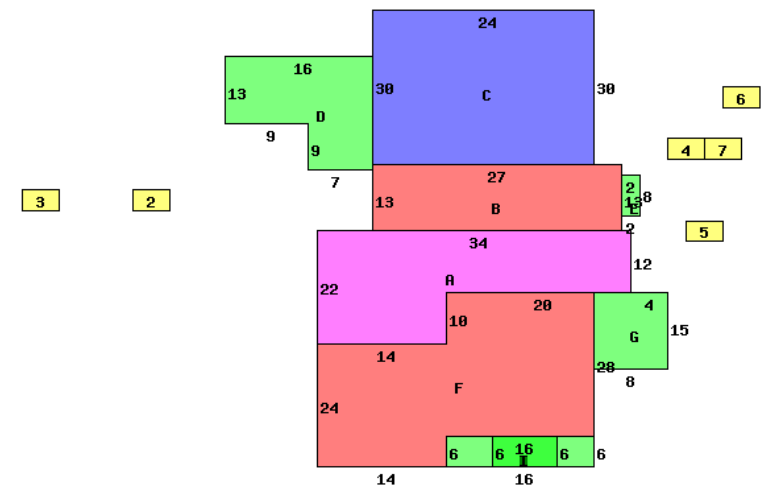
Tax Value:		6900	6900	9290
Land 35%		35120	35120	35120
Bldg 35%		42020t	42020t	44410t
Totl 35%		36390	36390	36390
Hmstd35%		32.18	31140 b	
Owner Oc		337.88		
Hmstd RB		1066.14		
Net Tax				
Sp-Asmnt		28.23		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	B/C	M		548		a	*MAIN
1	F/C	A		351		b	ADDTN
	F2	G		720	17280	c	GRAGE
	OFF	P		271	8130	d	PORCH
	BAY	P		16	610	e	PORCH
2 B	B	A		784		f	ADDTN
	OFF	P		120	3600	g	PORCH
	OFF	P		96	2880	h	PORCH
	OFF 2	P		42	1260	i	PORCH

LE ONLY ON TRAILER TO PHILLIP J KURT

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
488	2	2025-11-03	GARMON ROWE	2WD *	0	0	0

P r o j e c t		ben acres	/	%	factor
131	BLANCHARD RIVER MAINT				XA/2025
235	KELLOGG #983 - BLANCHARD				XA/2025
286	DEARDORFF #1024 - BLANCHARD				XA/2025
500	HARDIN COUNTY LANDFILL				XA/2025



12705 SR 701 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	BRICK	1683 136660
	Full Upper	BRICK	784 63250
	Basement		784 14670
	Subtotal		214580
Slate	Roof	HIP	
	B 1 2 U A		
Plaster/Drywall	X X	Air Conditioning	4420
Unfinished Wall	X	Plumbing	1400
Floor/Hardwood	X X	Garages and Carpports	17280
Number of Rooms	1 3 3	Extra Features	16480
Bedrooms	3	Total Value	254160
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	100
Central A/C	A	Dwl/Gar/NC%	1.2500
Plumbing			
Standard	1		
Extra 2 Fixture	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B/C		Rate	Cond	Value	Dpr	Dpr	Value
2 Milk House	*SV	10X12	120	OLD/FR	254160	.65	.20	88960
3 Poultry Ho	*SV	16X30	480	OLD/PR	200			200
4 Crib/Grana	*SV	28X30	840	OLD/FR	400			400
5 Garage	*SV	14X18	252	OLD/PR	800			800
6 Pole Build		30X48	1440	OLD/PR	200			200
7 Lean-To		8X24	192	1997AV	20880	.55		9400 CONCRET FL
				OLD/FR	1230	.70		370

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 2	BOB BLOUNT SILT LOAM, 2	2.0010	5770	11550	2360	4720
C 670	HSITE HOMESITE	1.0000	15000	15000	15000	15000
980	ROAD ROAD	.2840				

3.285 26550 (100%) 19720 CAUV # 796
9290 (35%) 6900