BLANCHARD TWP
NORTHERN SD 00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-220016.0000 RES
V12 2026

sale

2023 WARD GENE & JENI
2024 WARD GENE & JENI
2025 WARD GENE & JENI
2026 WARD GENE & JENI PT E 1/2 E 1/2 NE 1/4 S32
13938 CR 60 3.523A
$0

DUNKIRK OH 45836

2028 WARD GENE F 2026-02-23
13938 CR 60 1CT

DUNKIRK OH 45836

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	3.5230	3.5230	3.5230	3.5230	3.5230			
Land100%	26970	26970	26970	26970		26970	29230	29220
Bldg100%	94540	86540	86540	86540		86540	110770	110780
Totl100%	121510t	113510t	113510t	113510t		113510t	140000t	140000t
Cauv100%								
Tax Value:								
Land 35%	9440	9440	9440	9440		9440	10230	10230
Bldg 35%	33090	30290	30290	30290		30290	38770	38770
Totl 35%	42530t	39730t	39730t	39730t		39730t	49000t	49000t
Hmstd35%	35540	35540	35540	35540		35540	44810	
Owner Oc	31.68	31.56	31.44	31.44	31.44	hmstd 5250 l	30290 b	
Hmstd RB	303.66	327.52	337.88	337.88	337.88			
Net Tax	1111.04	1004.40	988.62	988.62	988.62			
Sp-Asmnt	32.08	28.08	35.80	35.80				

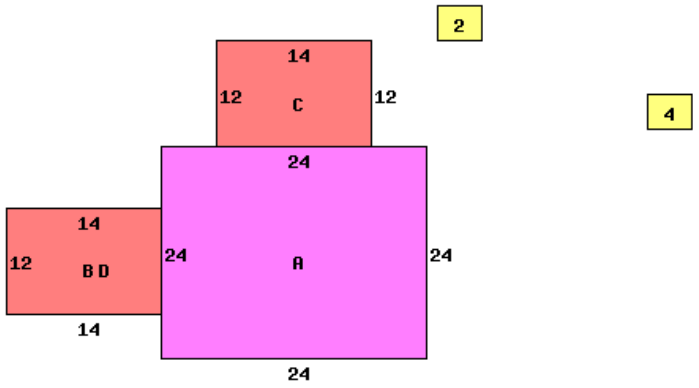
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 Q	F	M		576		a	*MAIN
1	F	A		168		b	ADDTN
1	F	A		168		c	ADDTN
	OFP2	P		168	5040	d	PORCH

This house will probably never be finished. does not have the income to finish project and bank will not loan money. only check for completion every couple years.

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
95	1	2026-02-23	WARD GENE F	1CT *	0	26970	86540

Year	Land	Bldg	Total	Net Tax
2022	6920	27300	34220	1074.34
2021	6920	27300	34220	1079.98

project			ben acres	/ %	factor
131	BLANCHARD RIVER MAINT	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			



13938 CR 60 45836

Occupancy 1 Single Family *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1Q				
Floor Level	Main	FRAME	912	99880
	Qtr Story	FRAME	576	9710
	Subtotal			109590
Shingle	Roof	SHINGLE		

B 1 2 U A

Panelled Wall		X	Plumbing	1400
Unfinished Wall	X		Extra Features	5040
Floor/Carpet		X	Total Value	116030
Floor/Concrete	X			
Floor/Tile-Lino	X		PUB ELECTRIC	
Number of Rooms	1 3	1	PRIV WATER	
Bedrooms		1	PRIV SEWER	
Central Heat		A	Neighborhood:	
ELECTRIC			Code:	100
Plumbing			Dwl/Gar/NC%	1.6000
Standard	1			
Extra 2 Fixture	1			

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 QF		912		C-	2002AV	104430	.22	.15	110780
2	Shed	*NV	8X14	0			OLD/	0			0
4	Hog House	*NV	20X30	600			OLD/VP	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	2.3930				5000	5000	11970	11970
road	.1300							

Call Back: Sign: PSN Date: 2017-06-23 Lister:
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