

BLANCHARD TWP  
NORTHERN SD

00010

Hardin County, Ohio  
Michael T. Bacon, Auditor

01-220031.0000  
V25

RES  
2025

sale

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

2022 CAVINEE SHANE A & JEN	2003-08-14
2023 CAVINEE SHANE A & JEN	2003-08-14
2024 CAVINEE SHANE A & JEN	2003-08-14
2025 CAVINEE SHANE A & JENNI	2003-08-14 PT SW4 NW4 S32 2.002A
5452 US 68	1WD
KENTON OH 43326	\$116,700

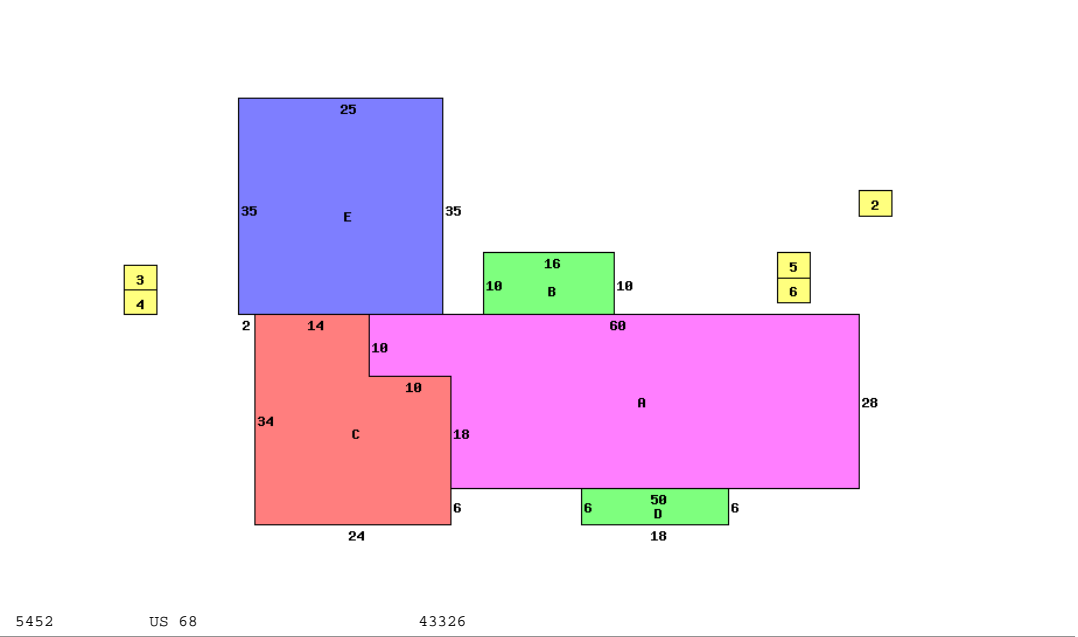
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	2.0020	2.0020	2.0020	2.0020	
Land100%	15600	20000	20000	20000	20010
Bldg100%	161690	186310	186310	186310	186320
Totl100%	177290t	206310t	206310t	206310t	206330t
Cauvl00%					
Tax Value:					
Land 35%	5460	7000	7000	7000	7000
Bldg 35%	56590	65210	65210	65210	65210
Totl 35%	62050t	72210t	72210t	72210t	72220t
Hmstd35%	61000	70460	70460	69980	
Owner Oc	68.68	62.80	62.58	61.90	hmstd 5250 l 64730 b
Hmstd RB					
Net Tax	2605.16	2392.94	2415.58	2406.20	
Sp-Asmnt	33.10	37.10	33.10	45.21	

SHB+	CON	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		1500			
	PAT	P		160	480	b	PORCH
1	F	A		716		c	ADDTN
	OFF	P		108	3240	d	PORCH
A	F	G		875	21000	e	GRAGE

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
479	1	2003-08-14	CAVINEE SHANE A & JENNIF	1WD	116700	0	0
437	1	2002-08-21	COULSON MICHAEL	1WD	13000	0	0

Year	Land	Bldg	Total	Net Tax
2021	5460	56590	62050	2618.98
2020	5460	56590	62050	2630.02

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



5452 US 68 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level		
Main	FRAME	2216 148360
Qtr Story	FRAME	875 3600
Subtotal		151960
Shingle	Roof	GABLE
B 1 2 U A		
Plaster/Drywall	D	Air Conditioning 3880
Floor/Carpet	X	Plumbing 2100
Floor/Tile-Lino	L	Garages and Carports 21000
Number of Rooms	8	Extra Features 3720
Bedrooms	3	Total Value 182660
Central Heat	A	PUB ELECTRIC
FORCED AIR		PRIV WATER
Central A/C	A	PRIV SEWER
Plumbing		PUB PAVED ST/RD
Standard	1	
Extra 3 Fixture	1	Neighborhood:
		Code: 100
		Dwl/Gar/NC% 1.2500

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	2216		2001GD	182660	.19	Dpr	184940
2 Shed	*PP	10X14	140	2005AV	0			0
3 Shed	*PP	10X14	140	2020AV	0			0
4 P	*PP OFF	4X10	0	2020AV	0			0
5 P	DK	9X12	108	2020AV	1620	.15		1380
6 Pool	*PP		0	2017	0			0
homesite	acres/	effective	depth	actual	effective	extended	true	
small acreage	frontage	frontage	depth	rate	rate	value	value	
	1.0000	15000	15000	15000	15000	15000	15000	
	1.0020	5000	5000	5010	5010	5010	5010	