BLANCHARD TWP
NORTHERN SD 00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-220031.0000 RES
V25 2026

sale

2023 CAVINEE SHANE A & JEN	2003-08-14	
2024 CAVINEE SHANE A & JEN	2003-08-14	
2025 CAVINEE SHANE A & JEN	2003-08-14	
2026 CAVINEE SHANE A & JENNI	2003-08-14 PT SW4 NW4 S32	2.002A
5452 US 68	1WD	
	$116,700	
KENTON OH 43326		

Orig Tax Year 2003
Parent: 01-220005.0000

Eff Rate:– 37.57 — 37.86 — 37.71 — 37.72 — a/r

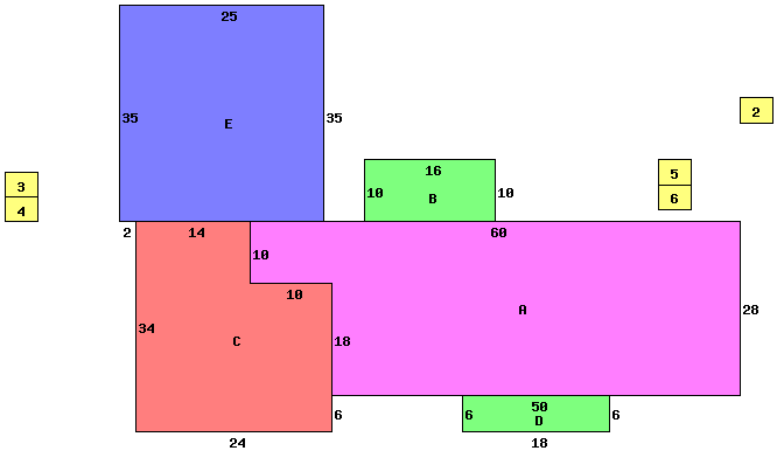
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	2.0020	2.0020	2.0020	2.0020	2.0020			
Land100%	20000	20000	20000	20000		20000	22260	22260
Bldg100%	186310	186310	186310	186310		186310	238110	238110
Totl100%	206310t	206310t	206310t	206310t		206310t	260370t	260370t
Cauv100%								
Tax Value:								
Land 35%	7000	7000	7000	7000		7000	7790	7790
Bldg 35%	65210	65210	65210	65210		65210	83340	83340
Totl 35%	72210t	72210t	72210t	72210t		72210t	91130t	91130t
Hmstd35%	70460	70460	69980	69980		69980	88900	
Owner Oc	62.80	62.58	61.90	61.90	61.90	hmstd 5250 l	64730 b	
Hmstd RB								
Net Tax	2392.94	2415.58	2406.20	2406.20	2406.20			
Sp-Asmnt	37.10	33.10	45.21	45.21				

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

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
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
2022	5460	56590	62050	2605.16
2021	5460	56590	62050	2618.98

project		ben acres	/ %	factor
131	BLANCHARD RIVER MAINT XA/2025			
235	KELLOGG #983 - BLANCHARD XA/2025			
247	KURT DITCH BLANCHARD RIVER M XA/2025			
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

			Sq-Ft	Value
Story Height 1				
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%	1.6000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		2216		C	2001GD	182660	.19		236730
2	Shed	*PP	10X14	140			2005AV	0			0
3	Shed	*PP	10X14	140			2020AV	0			0
4	P	*PP OFP	4X10	0			2020AV	0			0
5	P	DK	9X12	108		C	2020AV	1620	.15		1380
6	Pool	*PP		0			2017	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	1.0020				5000	5000	5010	5010

Call Back: Sign: PSN Date: 2015-11-03 Lister: 01-220031.0000-v082020R