

BLANCHARD TWP
NORTHERN SD

00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-220032.0000
V09

RES
2025

sale

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

2022 KETCHAM BONNIE D	2021-04-08	
2023 KETCHAM BONNIE D	2021-04-08	
2024 KETCHAM BONNIE D	2021-04-08	
2025 KETCHAM BONNIE D	2021-04-08	
5257 US 68	2021-04-08 MID PT W2 NW4 S32	2.546A
	1AF	
	\$0	
KENTON OH 43326		

Tax Year	2022	2023	2024	2025	
Prop Cls	511	511	511	511	CAMA
Acres	2.5460	2.5460	2.5460	2.5460	511
Land100%	17260	22740	22740	22740	
Bldg100%	100090	128430	128430	128430	22730
Totl100%	117340t	151170t	151170t	151170t	128430
Cauvl00%					151160t

Orig Tax Year 2003
Parent: 01-220001.0000

Tax Value:					
Land 35%	6040	7960	7960	7960	7960
Bldg 35%	35030	44950	44950	44950	44950
Totl 35%	41070t	52910t	52910t	52910t	52910t
Hmstd35%	36020	45970	45970	45970	
Owner Oc	40.56	40.96	40.84	40.66	hmstd 5250 l 40720 b
Hmstd RB					
Net Tax	1729.22	1758.42	1774.96	1767.78	
Sp-Asmnt	46.36	54.36	46.36	68.74	

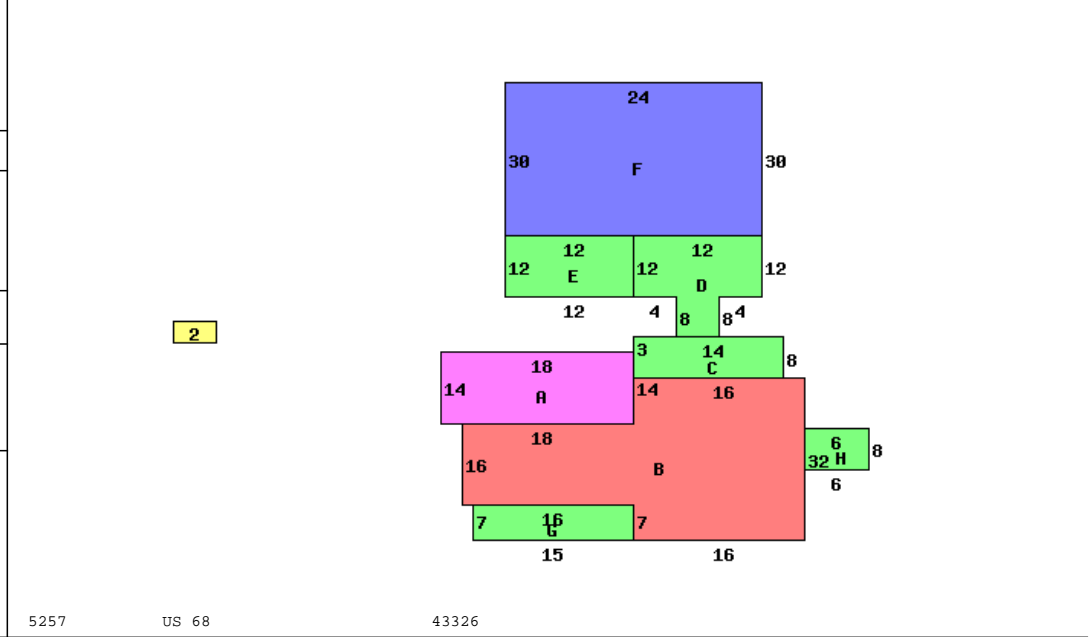
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		252		a	*MAIN
2	F	A		768		b	ADDTN
	FFP	P		112	4480	c	PORCH
	FFP	P		176	7040	d	PORCH
	OFF	P		144	4320	e	PORCH
	F2	G		720	17280	f	GRAGE
	OFF	P		105	3150	g	PORCH
	DK	P		48	720	h	PORCH

#: 033 L/W
012200330000 .862a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
144	1	2021-04-08	KETCHAM BONNIE D	1AF *	0	17260	100090
414	1	2017-08-28	KETCHAM EDWIN M & BONNIE	1SD	125000	15140	68030
269	1	2010-06-11	TRACHSEL RYAN A & ASHLEY	1SD *	60000	15140	75660
136	1	2010-04-07	MCBRIDE JOSHUA LEE	1SH *	44000	15140	75660
55	1	2010-02-11	FEDERAL HOME LOAN MORTGAG	1SH *	0	15140	75660
701	1	2006-11-21	MELVIN JAMES R	1WD	90000	14540	72200
467	1	2002-09-03	SMITH DOUGLAS C & NICOLE	1WD	96000	0	0

Year	Land	Bldg	Total	Net Tax
2021	6040	35030	41070	1738.40
2020	6040	35030	41070	1745.72

project	ben acres	%	factor
131 BLANCHARD RIVER MAINT			XA/2025
500 HARDIN COUNTY LANDFILL			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



5257 US 68 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	1020 102660
	Full Upper	FRAME	768 56200
	Basement		576 10960
	Subtotal		169820
Metal	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	X X	Garages and Carports	17280
Unfinished Wall	X	Extra Features	19710
Floor/Pine	X	Total Value	206810
Floor/Carpet	X		
Floor/Concrete	X	PUB ELECTRIC	
Number of Rooms	3 5 3	PRIV WATER	
Bedrooms	1 3	PRIV SEWER	
		PUB PAVED ST/RD	
Central Heat	A		
FORCED AIR		Neighborhood:	
Plumbing		Code:	100
Standard	1	Dwl/Gar/NC%	1.2500

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C		1788		C	OLD/AV	206810	.55		116330
2 Pole Build		30X48	1440		C	2013AV	17280	.30		12100
homesite		acres/	effective	depth	actual	effective	extended	value	value	
small acreage		frontage	frontage	depth	rate	rate	value	value	value	
		1.0000	15000	15000	5000	5000	7730	7730	7730	
		1.5460	5000	5000						