

BLANCHARD TWP
NORTHERN SD

00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-220032.0000
V09

RES
2025

sale

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	
	KENTON OH 43326	\$0	

Orig Tax Year 2003
Parent: 01-220001.0000

Eff Rate:-	47.59	37.57	37.86	37.72	a/r	
Tax Year	2022	2023	2024	2025		CAMA
Prop Cls	511	511	511	511		511
Acres	2.5460	2.5460	2.5460	2.5460		
Land100%	17260	22740	22740	22740		22730
Bldg100%	100090	128430	128430	128430		128430
Totl100%	117340t	151170t	151170t	151170t		151160t
Cauv100%						
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 0c	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
	EPF	P		112	4480	c	PORCH
	EPF	P		176	7040	d	PORCH
	OFP	P		144	4320	e	PORCH
	F2	G		720	17280	f	GRAGE
	OFP	P		105	3150	g	PORCH
	DK	P		48	720	h	PORCH

#: 033 L/W
012200330000

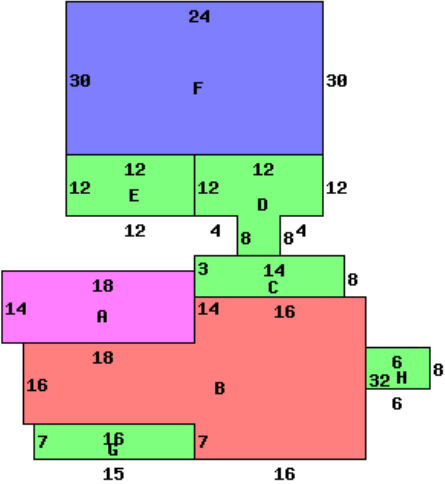
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Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
144	1	2021-04-08	KETCHAM BONNIE D	1AF *	0	17260	100090
414	1	2017-08-28	KETCHAM EDWIN M & BONNIE	1SD	125000	15140	60830
269	1	2010-06-11	TRACHSEL RYAN A & ASHLEY	1SD *	60000	15140	75660
136	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

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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 Rate	Grade	Blt/Renov	Cond	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 F/C	30X48	1788		C	OLD/AV		206810	.55		116330
2 Pole Build			1440		C	2013AV		17280	.30		12100
homesite	acres/	effective	depth	actual	effective	extended	true				
small acreage	frontage	frontage	depth	rate	rate	value	value				
	1.0000			15000	15000	7730	7730				
	1.5460			5000	5000						