BLANCHARD TWP
NORTHERN SD 00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-220032.0000 RES
V09 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 MID PT W2 NW4 S32	2.546A
5257 US 68	1AF	
	$0	
KENTON OH 43326		

Orig Tax Year 2003
Parent: 01-220001.0000

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

	2022	2023	2024	2025	
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 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	

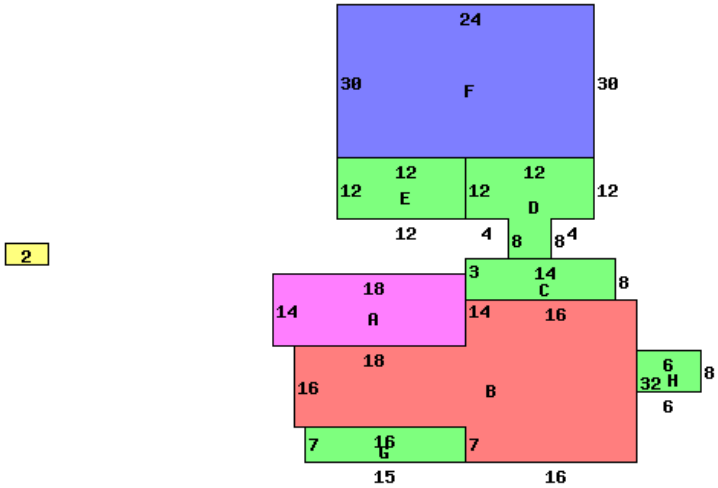
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		252		a	*MAIN
2 B	F	A		768		b	ADDTN
	EFP	P		112	4480	c	PORCH
	EFP	P		176	7040	d	PORCH
	OFP	P		144	4320	e	PORCH
	F2	G		720	17280	f	GRAGE
	OFP	P		105	3150	g	PORCH
	DK	P		48	720	h	PORCH

#: 033 L/W
0122003300000 .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

			Sq-Ft	Value
Story Height 2				
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		
Unfinished Wall	X				
Floor/Pine			X		
Floor/Carpet		X			
Floor/Concrete	X				
Number of Rooms		3	5	3	
Bedrooms		1	3		
Central Heat				A	
FORCED AIR					
Plumbing					
Standard	1				

Garages and Carports	17280
Extra Features	19710
Total Value	206810
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Neighborhood:	
Code:	100
Dwl/Gar/NC%	1.2500

	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		1788		C	OLD/AV	206810	.55		116330
2	Pole Build		30X48	1440		C	2013AV	17280	.30		12100

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				15000	15000	15000	15000
small acreage	1.5460				5000	5000	7730	7730

Call Back: Sign: PSN Date: 2015-11-03 Lister:

01-220032.0000-v082020R