BLANCHARD TWP
NORTHERN SD 00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-230027.0000 RES
W09 2025

sale

2022 ROBY KRISTA & TIMOTHY	1998-08-19	
2023 ROBY KRISTA & TIMOTHY	1998-08-19	
2024 ROBY KRISTA & TIMOTHY	1998-08-19	
2025 ROBY KRISTA & TIMOTHY	1998-08-19 PT E PT NE4 S33 1.021A	
14938 TR 60	1SD	
	$0	
FOREST OH 45843		

Orig Tax Year 1999
Parent: 01-230016.0000

2027 ROBY BRETT TRUSTEE	2026-04-20	
14938 TR 60	1WD	
FOREST OH 45843		

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

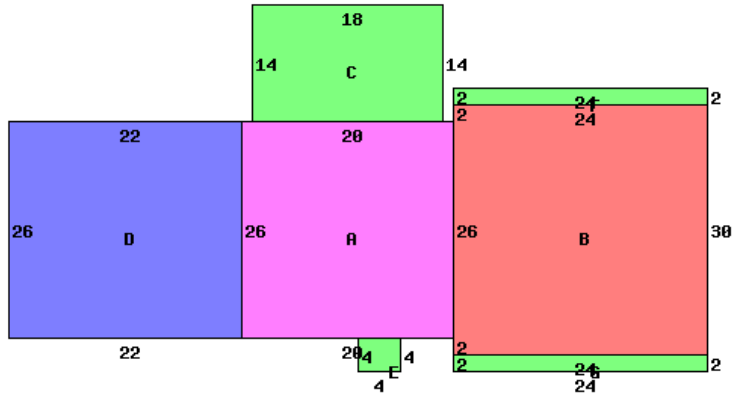
	2022	2023	2024	2025	
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	1.0210	1.0210	1.0210	1.0210	
Land100%	12660	15110	15110	15110	15110
Bldg100%	144170	174460	174460	174460	174450
Totl100%	156830t	189570t	189570t	189570t	189560t
Cauv100%					
Tax Value:					
Land 35%	4430	5290	5290	5290	5290
Bldg 35%	50460	61060	61060	61060	61060
Totl 35%	54890t	66350t	66350t	66350t	66350t
Hmstd35%	54870	66310	66310	66310	
Owner Oc	61.78	59.10	58.90	58.64	hmstd 5250 l 61060 b
Hmstd RB					
Net Tax	2303.52	2197.38	2218.14	2209.14	
Sp-Asmnt	24.00	28.00	24.00	27.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		520		a	*MAIN
1 B	F	A		720		b	ADDTN
	OFP	P		252	7560	c	PORCH
	F	G		572	13730	d	GRAGE
	STP	P		16	60	e	PORCH
	OH	P		48	1820	f	PORCH
	OH	P		48	1820	g	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
179	1	2026-04-20	ROBY BRETT TRUSTEE	1WD *	0	15110	174460
365	1	1998-08-19	ROBY KRISTA & TIMOTHY	1SD *	0	0	0

Year	Land	Bldg	Total	Net Tax
2021	4430	50460	54890	2315.74
2020	4430	50460	54890	2325.52

project		ben acres	/ %	factor
131	BLANCHARD RIVER MAINT	XA/2025		
183	WARMBROD - BLANCHARD	XA/2025		
500	HARDIN COUNTY LANDFILL	XA/2025		
921	BLANCHARD RIVER MAINT	XA/2023		
235	KELLOGG #983 - BLANCHARD	XA/2025		



14938 TR 60 45843

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1240	106170
	Basement		624	11840
	Subtotal			118010
Metal	Roof	GABLE		

	B 1 2 U A			
Plaster/Drywall	D D	624 sq ft	Basement Finish	6880
Floor/Carpet	X X		Air Conditioning	3260
Floor/Tile-Lino	X X		Plumbing	3500
Number of Rooms	3 3		Garages and Carports	13730
Bedrooms	3		Extra Features	11260
			Total Value	156640
Central Heat	A			
FORCED AIR			PUB ELECTRIC	
Central A/C	A		PRIV WATER	
Plumbing			PRIV SEWER	
Standard	1		PUB PAVED ST/RD	
Extra 3 Fixture	1			
Extra 2 Fixture	1		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 B F		1864		C+	1998GD	172300	.19		174450

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				15000	15000	15000	15000
small acreage	.0210				5000	5000	110	110

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