

BLANCHARD TWP
NORTHERN SD

00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-240002.0000
X08

AGR
2025

sale

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

| | | | | | |
|------|-----------------------|------------|-------------------|--------|--|
| 2022 | FREDERICK DOUGLAS P & | | | | |
| 2023 | FREDERICK DOUGLAS P & | | | | |
| 2024 | FREDERICK SUSAN I | 2023-09-21 | | | |
| 2025 | FREDERICK SUSAN I | 2023-09-21 | SW 1/4 NW 1/4 S34 | 40.00A | |
| | 15026 CR 64 | 3CT | | | |
| | FOREST OH 45843 | \$0 | | | |

| | | | | | |
|------------|---------|---------|---------|---------|----------------------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | |
| Prop Cls | 111 | 111 | 111 | 111 | CAMA |
| Acres | 40.0000 | 40.0000 | 40.0000 | 40.0000 | 111 |
| Land100% | 206600 | 226970 | 226970 | 226970 | 226970 |
| Bldg100% | 82260 | 157770 | 157770 | 157770 | 157770 |
| Totl100% | 288860t | 384740t | 384740t | 384740t | 384740t |
| Cauv100% | 58940 | 107400 | 107400 | 107400 | 107410 |
| Tax Value: | | | | | |
| Land 35% | 20630 | 37590 | 37590 | 37590 | 79440 |
| Bldg 35% | 28790 | 55220 | 55220 | 55220 | 55220 |
| Totl 35% | 49420t | 92810t | 92810t | 92810t | 134660t |
| Hmstd35% | 29240 | 54520 | 54520 | 54080 | |
| Owner Oc | 32.92 | 48.58 | 48.42 | 47.82 | hmstd 5250 l 48830 b |
| Hmstd RB | | | | | |
| Net Tax | 2096.66 | 3107.76 | 3136.72 | 3124.36 | |
| Cauv Sav | 2226.98 | 1423.24 | 1436.22 | 1430.40 | |
| Sp-Asmnt | 36.02 | 40.02 | 36.02 | 42.48 | |

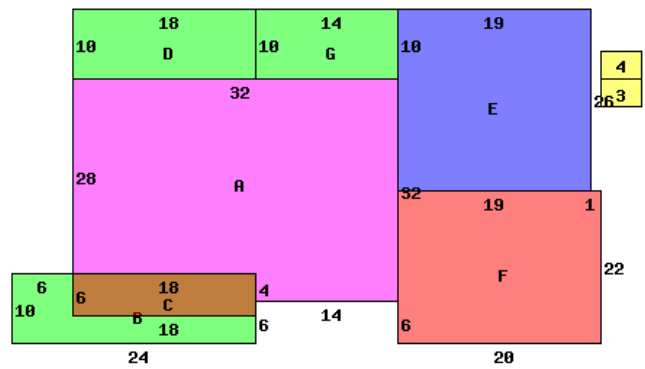
| | | | | | | | |
|------|------|------|------|-------|-------|---|-------|
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
| 1HB | F | M | | 952 | | a | *MAIN |
| | OFF | P | | 240 | 7200 | b | PORCH |
| H | F | A | | 108 | | c | ADDTN |
| | EFP | P | | 180 | 7200 | d | PORCH |
| 1 | F/C | G | | 494 | 11860 | e | GRAGE |
| | PAT | A | | 440 | | f | ADDTN |
| | | P | | 140 | 420 | g | PORCH |

| | | | | | | | |
|-------|----|------------|-------------------|---------------|--------|---------|---------|
| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:bldg |
| 402 | 1 | 2023-09-21 | FREDERICK SUSAN I | 3CT * | 0 | 206600 | 82260 |

| | | | | |
|------|-------|-------|-------|---------|
| Year | Land | Bldg | Total | Net Tax |
| 2021 | 20630 | 28790 | 49420 | 2107.80 |
| 2020 | 20630 | 28790 | 49420 | 2116.68 |

| | | | | |
|---------------|--------------------------|-----------|-----|---------|
| p r o j e c t | | ben acres | / % | factor |
| 131 | BLANCHARD RIVER MAINT | | | XA/2025 |
| 133 | BREIDENBACH - BLANCHARD | | | XA/2025 |
| 500 | HARDIN COUNTY LANDFILL | | | XA/2025 |
| 921 | BLANCHARD RIVER MAINT | | | XA/2023 |
| 183 | WARMBROD - BLANCHARD | | | XA/2025 |
| 235 | KELLOGG #983 - BLANCHARD | | | XA/2025 |

2



15026 CR 64 45843

| | | | | |
|-----------------|-----------------|------------------------|-------|--------|
| Occupancy | 1 Single Family | *DWELLING COMPUTATIONS | Sq-Ft | Value |
| Story Height | 1H | | | |
| Floor Level | Main | FRAME | 1392 | 110720 |
| | Part Upper | FRAME | 1060 | 37720 |
| | Basement | | 476 | 9120 |
| | Subtotal | | | 157560 |
| Metal | Roof | HIP | | |
| Plaster/Drywall | X X | Plumbing | | 1400 |
| Unfinished Wall | X | Garages and Carports | | 11860 |
| Floor/Carpet | X X | Extra Features | | 15180 |
| Number of Rooms | 1 4 3 | Total Value | | 186000 |
| Bedrooms | 1 3 | | | |
| Central Heat | A | PUB ELECTRIC | | |
| GRAV AIR | | PRIV WATER | | |
| Plumbing | | PRIV SEWER | | |
| Standard | 1 | PUB PAVED ST/RD | | |
| Extra 2 Fixture | 1 | Neighborhood: | | |
| | | Code: | | 100 |
| | | Dwl/Gar/NC% | | 1.2500 |

| | | | | | | | | | | | |
|--------------|-------------------------|-------|---------|-----------|--------|-----------|--------|---------------|---------|------------|------------|
| Bldg Type | SHB+Cons | DixHt | Area | Unit Rate | Grade | Blt/Renov | Cond | Replace Value | Phy Dpr | Fnc Dpr | True Value |
| 1 DWELLING | 1HB F | | 2452 | | C | OLD/GD | | 186000 | .40 | | 139500 |
| 2 Pole Build | | 54X75 | 4050 | | C | 1984AV | | 48600 | .65 | | 17010 |
| 3 POND | *.37A | | 0 | | | OLD/GD | | 0 | | | 0 |
| 4 P | DK | 12X20 | 240 | | C | OLD/AV | | 3600 | .65 | | 1260 |
| Tab # | S O I L | | Acres | Mkt/Ac | Market | Au/Ac | Cauv | | | | |
| C 1 | BOA BLOUNT SILT LOAM 0- | | 20.6359 | 6030 | 124430 | 2660 | 54890 | | | | |
| C 14 | GWB GLYNWOOD SILT LOAM | | .1093 | 5400 | 590 | 1750 | 190 | | | | |
| C 21 | LA LATTY SILTY CLAY LO | | 7.7893 | 6240 | 48610 | 2860 | 22280 | | | | |
| C 44 | SA SARANAC SLTY CLAY L | | 4.7789 | 6390 | 30540 | 2770 | 13240 | | | | |
| C 51 | WSTL WASTE LAND | | 2.2000 | 120 | 260 | 50 | 110 | | | | |
| W 1 | BOA BLOUNT SILT LOAM 0- | | .4417 | 3610 | 1590 | 770 | 340 | | | | |
| W 44 | SA SARANAC SLTY CLAY L | | 1.5492 | 3840 | 5950 | 880 | 1360 | | | | |
| 670 | HSITE HOMESITE | | 1.0000 | 15000 | 15000 | 15000 | 15000 | | | | |
| 980 | ROAD ROAD | | 1.4957 | | | | | | | | |
| | | | 40 | | 226970 | (100%) | 107410 | | | CAUV # 132 | |
| | | | | | 79440 | (35%) | 37590 | | | | |