

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	

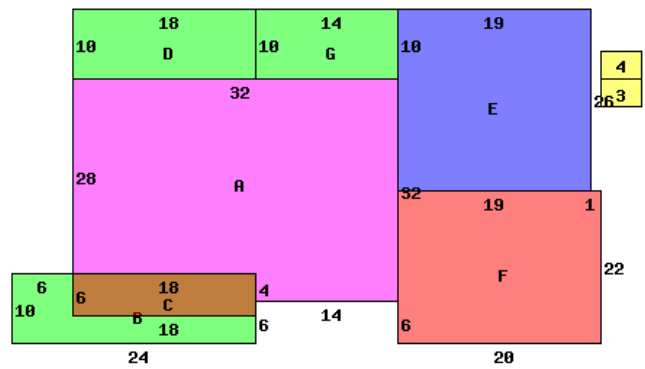
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		952		a	*MAIN
	OFF	P		240	7200	b	PORCH
H	F	A		108		c	ADDTN
	EFP	P		180	7200	d	PORCH
1	F/C	G		494	11860	e	GRAGE
	F	A		440		f	ADDTN
	PAT	P		140	420	g	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
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

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15026 CR 64 45843

Occupancy	1 Single Family	*DWELLING COMPUTATIONS		
Story Height	1H	Sq-Ft Value		
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					