

BLANCHARD TWP
NORTHERN SD

00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-240006.0000
X09

RES
2025

sale

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

2022	MESSENGER ELDON JAY &	1996-11-21			
2023	MESSENGER ELDON JAY &	1996-11-21			
2024	MESSENGER ELDON JAY &	1996-11-21			
2025	MESSENGER ELDON JAY & K	1996-11-21	SW4 NE4 S34	3.001A	
	15631 TR 64	ISD			
	FOREST OH 45843	\$0			

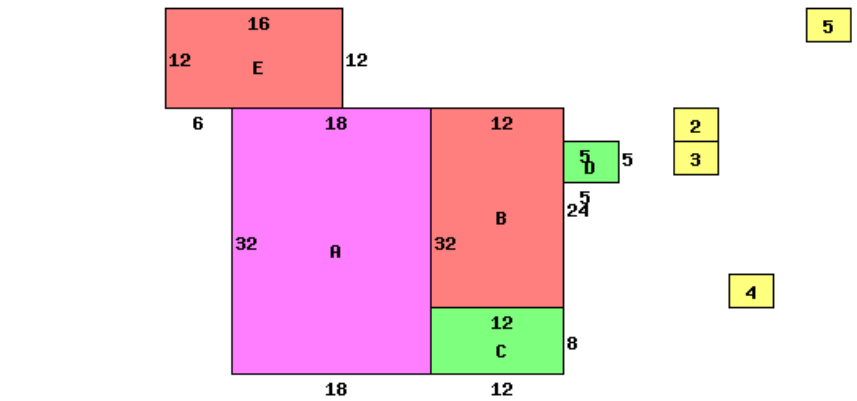
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	3.0010	3.0010	3.0010	3.0010	
Land100%	17140	22570	22570	22570	22560
Bldg100%	61110	78090	78090	78090	78080
Totl100%	78260t	100660t	100660t	100660t	100640t
Cauv100%	165340	165340	165340	165340	
Tax Value:					
Land 35%	6000	7900	7900	7900	7900
Bldg 35%	21390	27330	27330	27330	27330
Totl 35%	27390t	35230t	35230t	35230t	35220t
Hmstd35%	24330	30520	30520	30520	
Owner Oc	27.40	27.20	27.10	27.00	
Hmstd RB					
Net Tax	1152.88	1170.92	1181.96	1177.14	
Sp-Asmnt	18.00	22.00	18.00	21.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1H	F/C	M		576			
1 B	F	A		288		b	ADDTN
	OFFP	P		96	2880	c	PORCH
	DK	P		25	380	d	PORCH
1	F/C	A		192		e	ADDTN

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
530	1	1996-11-21	MESSENGER ELDAN JAY & KA	ISD *	0	55860	18910
457	1	1996-10-10	MESSENGER ELDAN JAY	ICT *	0	49510	18110
299	1	1992-04-03		LUN *	0	0	61430

Year	Land	Bldg	Total	Net Tax
2021	6000	21390	27390	1159.00
2020	6000	20800	26800	1138.22

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



15631 TR 64 45843

Occupancy	1 Single Family	*DWELLING COMPUTATIONS	Sq-Ft	Value
Story Height	1H			
Floor Level	Main	FRAME	1056	101590
	Part Upper	FRAME	576	29190
	Basement		288	5650
	Subtotal			136430
Metal	Roof	GABLE		
	B 1 2 U A			
	P P	Air Conditioning		2950
	X	Extra Features		3260
	X X	Total Value		142640
Number of Rooms	1 4 2			
Bedrooms	1 2	PUB ELECTRIC		
		PRIV WATER		
		PRIV SEWER		
		PUB PAVED ST/RD		
Central Heat	A			
FORCED AIR				
Heat Pump	A			
Central A/C	A	Neighborhood:		
Plumbing		Code:		100
Standard	1	Dwl/Gar/NC%		1.2500

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1H F/C	FtxFt	Rate	Cond	Value	Dpr	Dpr	Value
2 Lean-To		12X32	384	C	1900AV	128380	.55	72210
3 Pole Build		22X32	704	C	1990FR	3070	.70	920
4 Shed	CB	16X14	224	D	1980FR	8450	.70	2540
5 Shed		12X18	216	D	OLD/FR	2150	.70	650
					2020AV	2070	.15	1760
	acres/	effective	depth	actual	effective	extended	true	
homesite	frontage	frontage	depth	rate	rate	value	value	
small acreage	1.0000			15000	15000	15000	15000	
road	1.5110			5000	5000	7560	7560	
	.4900							