BLANCHARD TWP
NORTHERN SD 00010

Hardin County, Ohio
Michael T. Bacon, Auditor

01-240006.0000 RES
X09 2026

sale

2023 MESSENGER ELDON JAY &	1996-11-21	
2024 MESSENGER ELDON JAY &	1996-11-21	
2025 MESSENGER ELDON JAY &	1996-11-21	
2026 MESSENGER ELDON JAY & K	1996-11-21 SW4 NE4 S34	3.001A
15631 TR 64	1SD	
	$0	
FOREST OH 45843		

Eff Rate:– 37.57 — 37.86 — 37.71 — 37.72 — a/r

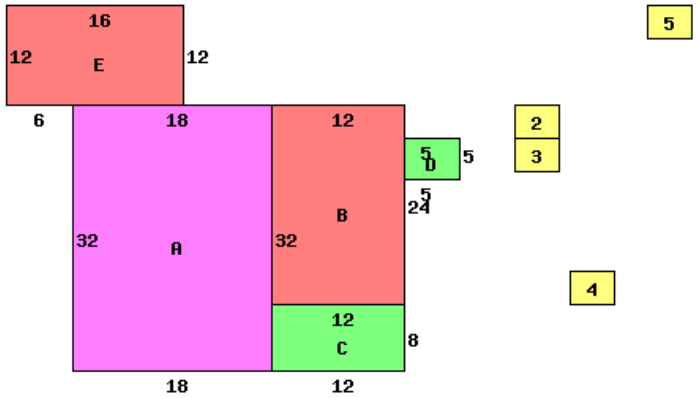
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	3.0010	3.0010	3.0010	3.0010	3.0010			
Land100%	22570	22570	22570	22570		165340	165340	24810
Bldg100%	78090	78090	78090	78090		78090	98310	98300
Totl100%	100660t	100660t	100660t	100660t		243430t	263660t	123110t
Cauv100%	165340	165340	165340	165340		165340	165340	
Tax Value:								
Land 35%	7900	7900	7900	7900		7900	8680	8680
Bldg 35%	27330	27330	27330	27330		27330	34410	34410
Totl 35%	35230t	35230t	35230t	35230t		35230t	43090t	43090t
Hmstd35%	30520	30520	30520	30520		30520	38390	
Owner Oc	27.20	27.10	27.00	27.00	27.00	hmstd 5250 l	25270 b	
Hmstd RB								
Net Tax	1170.92	1181.96	1177.14	1177.14	1177.14			
Sp-Asmnt	22.00	18.00	21.00	21.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		576		a	*MAIN
1 B	F	A		288		b	ADDTN
	OFP	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:bldg
530	1	1996-11-21	MESSENGER ELDAN JAY & KA	1SD *	0	55860	18910
457	1	1996-10-10	MESSENGER ELDAN JAY	1CT *	0	49510	18110
299	1	1992-04-03		1UN *	0	0	61430

Year	Land	Bldg	Total	Net Tax
2022	6000	21390	27390	1152.88
2021	6000	21390	27390	1159.00

project		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
Plaster/Drywall		P	P		
Unfinished Wall	X				
Floor/Tile-Lino		X	X		
Number of Rooms	1	4	2		
Bedrooms		1	2		
Central Heat			A		
FORCED AIR					
Heat Pump			A		
Central A/C			A		
Plumbing					
Standard	1				

Air Conditioning	2950	PUB ELECTRIC	
Extra Features	3260	PRIV WATER	
Total Value	142640	PRIV SEWER	
		PUB PAVED ST/RD	
		Neighborhood:	
		Code:	100
		Dwl/Gar/NC%	1.6000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1H F/C		1632		C-	1900AV	128380	.55		92430
2	Lean-To		12X32	384		C	1990FR	3070	.70		920
3	Pole Build		22X32	704		C	1980FR	8450	.70		2540
4	Shed	CB	16X14	224		D	OLD/FR	2150	.70		650
5	Shed		12X18	216		D	2020AV	2070	.15		1760

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	1.5110				5000	5000	7560	7560
road	.4900							

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