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COM
2024

Eff Rate: - 50.97 — 51.05 — 47.78 — 48.11 — a/r

Tax Year	2021	2022	2023	2024
Prop Cls	421	421	421	421
Acres				
Land100%	5030	5030	3600	3600
Bldg100%	41570	41570	38600	38600
Total100%	46600t	46600t	42200t	42200t

2024	2025	CAMA
421	421	421
3600	3600	3600
8600	54800	54810
2200t	58400t	58410t

2025-02-25
1WD

1ax value:	1760	1760	1260	1260
Bldg 35%	14550	14550	13510	13510
Totl 35%	16310t	16310t	14770t	14770t
Hmstd35%				
Owner OC				
Hmstd RB				
Net Tax	831.38	832.60	705.66	710.52
Sp-Asmnt	123.00	123.00	127.00	123.00

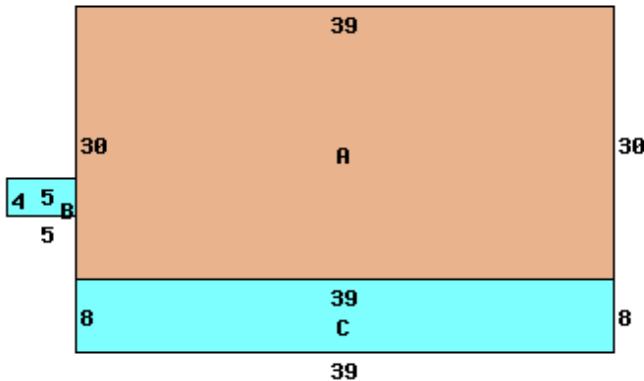
SHB+ 12'	CONS *GROC	TYPE C	FACT	SQ-FT 1170	VALUE	a	OTHER
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RODABAUGH BROTHERS MEAT
STANDARD PLUMBING

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
76	1	2025-02-25	101 PROPERTY HOLDINGS LLC	1WD	55000	3600	38600
502	1	2019-11-04	RUHLN DOUG E & HOLLY M	1SD	29500	4800	41570
17	1	2011-01-13	RODABAUGH CHRIS & GAIL	1WD	12000	4030	14970

Year	Land	Bldg	Total	Net Tax
2020	1760	14550	16310	834.12
2019	1680	14550	16230	849.40

project	ben acres	/ %	factor
05 LEASE #1037 - BLANCHARD	XA/2024		
00 HARDIN COUNTY LANDFILL	XA/2024		
21 BLANCHARD RIVER MAINT	XA/2023		



101 N MAIN ST 45836

Occupancy @ Vacant Land

- B 1 2 U A

PUB SIDEWALK

Neighborhood:
Code: 310
Dwl/Gar/NC% .8500

1	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
	RESTAURANT		30X39	1170	85.18	C	1935GD	99600	.45		54810
front lot		acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value			true value
			60.00	66	67	90	60	3600			3600

Call Back:

Sign: PSN Date: 2015-10-29 Lister:

03-100012.0000-v082020R