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RES
2024

- Eff Rate: - 49.35 — 49.09 — 39.07 — 39.37 — a/r

Tax Year	2021	2022	2023	2024	CAMA
Prop Cls	510	510	510	510	510
Acres	2.9600	2.9600	2.9600	2.9600	
Land100%	18490	18490	24800	24800	24800
Bldg100%	81940	81940	115060	115060	115050
Tot100%	100430t	100430t	139860t	139860t	139850t

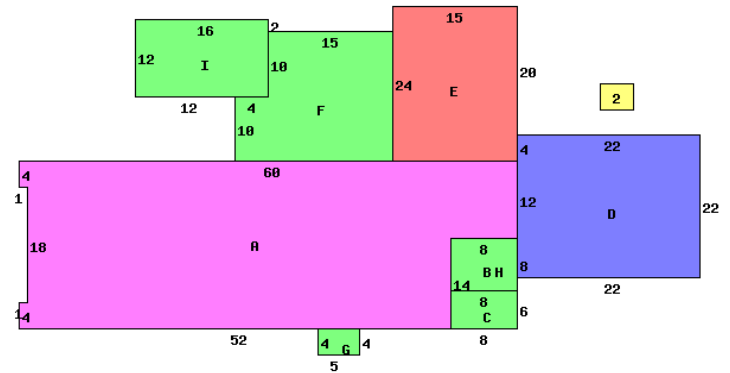
Tax Value:								
Land 35%	6470	6470	8680	8680				8680
Bldg 35%	28680	28680	40270	40270				40270
Totl 35%	35150t	35150t	48950t	48950t				48950t
Hmstd35%	33090	33090	41210	41210				
Owner Oc	38.70	38.50	38.28	38.14	hmstd	5250 l	35960 b	
Hmstd RB								
Net Tax	1531.46	1523.64	1692.52	1707.84				
Sp-Asmnt	22.16	22.16	28.23	24.23				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1430		a	*MAIN
	RFX	P		64	640	b	PORCH
	STP	P		48	190	c	PORCH
1 B	F	G		484	11620	d	GRAGE
	F2	A		360		e	ADDTN
	EFF	P		340	13600	f	PORCH
	STP	P		20	80	g	PORCH
	STP	P		24	260	h	PORCH
	DK	P		192	2880	i	PORCH

Sal#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
432	1	2020-09-25	MCKINNON KATHRYN & SCOTT	1WD	160000	17890	70770
215	2	2020-05-19	OBENOUR MARSHA E	2AF *	0	17890	70770
95	2	2018-03-15	OBENOUR MARSHA E	2WD *	0	17890	70770
508	3	1992-06-04		3UN *	0	0	50310

Year	Land	Bldg	Total	Net Tax
2020	6470	28680	35150	1155.50
2019	6260	24770	31030	900.64

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



2

211 E GENEVA ST

45836

Occupancy 1 Single Family			*DWELLING COMPUTATIONS	
			Sq-Ft	Value
Story Height	1			
Floor Level	Main	FRAME	1790	130656
	Basement		360	6956
	Subtotal			137606

	Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Blt/Renov	Replace	Phy	Fnc	True
		1 F/C	FtxFt			Grade	Cond	Dpr	Dpr	Value
1	DWELLING			1790		C	1952VG	172670	.30	102740
2	Shed	*PP F 0	10X12	120			OLD/	0		0
3	Pole Build		30X36	1080		C	2022AV	12960	.05	12310

Shingle	B	1	2	U	A	GABLE		
Plaster/Drywall	X						Fireplaces	4006
Panelled Wall	X						Plumbing	1406
Unfinished Wall	X						Garages and Carports	11626
Floor/Hardwood	X						Extra Features	18056
Floor/Carpets	X						Total Value	172676
Number of Rooms	1	7						
Bedrooms		3						
Fireplace							Neighborhood:	
Openings							Code:	316
Stacks	2						Dwl/Gar/NC%	.8506
Central Heat								
ELECTRIC					A			
Plumbing								
Standard	1							
Extra 2 Fixture	1							

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				15000	15000	15000	15000
small acreage	1.9600				5000	5000	9800	9800

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