JACKSON TWP
PATTERSON VILLAGE 00210

Hardin County, Ohio
Michael T. Bacon, Auditor

22-260015.0000 RES
M51 2025

sale

2022 RUSSLER SHANNON L	2017-10-24	
2023 RUSSLER SHANNON L	2017-10-24	
2024 RUSSLER SHANNON L	2017-10-24	
2025 RUSSLER SHANNON L	2017-10-24	FUNKS OL 8 1.02A
185 BLANCHARD ST	1WD	
	$62,000	
FOREST OH 45843		

Eff Rate:– 41.51 — 34.89 — 35.26 — 35.21 — a/r

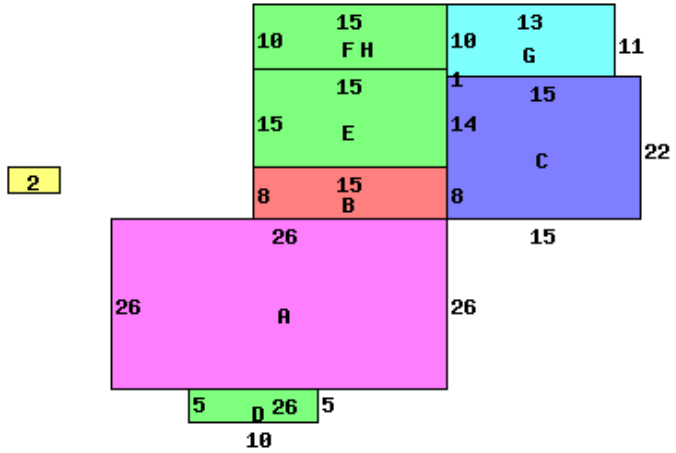
	2022	2023	2024	2025		
Tax Year	2022	2023	2024	2025		CAMA
Prop Cls	511	511	511	511		511
Acres	1.3500	1.3500	1.0200	1.0200		
Land100%	13660	16740	15110	15110		15100
Bldg100%	50910	54060	54060	54060		54070
Totl100%	64570t	70800t	69170t	69170t		69170t
Cauv100%						
Tax Value:						
Land 35%	4780	5860	5290	5290		5290
Bldg 35%	17820	18920	18920	18920		18920
Totl 35%	22600t	24780t	24210t	24210t		24210t
Hmstd35%			22290	22290		
Owner Oc			17.18	17.16	hmstd 5250 l 17040 b	
Hmstd RB						
Net Tax	859.74	788.00	761.90	760.78		
Sp-Asmnt	18.00	22.00	18.00	18.00		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		676		a	*MAIN
1	F/C	A		120		b	ADDTN
	F	G		330	7920	c	GRAGE
	OFP	P		50	1500	d	PORCH
	EFP	P		225	9000	e	PORCH
	CAN	P		150	1200	f	PORCH
04	F	O		143	1720	g	OTHER
	PAT	P		150	450	h	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
527	1	2017-10-24	RUSSIER SHANNON L	1WD		62000	11540	50830
179	1	2014-04-18	MAY RICK D ETAL	1AF	*	0	11540	50830
3	1	2008-01-02	MAY RICKY D & BRENDA FET	1QC	*	0	10940	61910
2	1	2008-01-02	MAY DONALD E	1QC	*	0	10940	61910
1	1	2008-01-02	MAY DONALD E ETAL	1QC	*	0	10940	61910
400	1	2007-10-12	MAY DONALD E ETAL	1AF	*	0	10940	61910
399	1	2007-10-12	MAY DONALD B	1AF	*	0	10940	61910

Year	Land	Bldg	Total	Net Tax
2021	4780	17820	22600	930.62
2020	4780	17820	22600	932.62

project		ben acres	/ %	factor
921 BLANCHARD RIVER MAINT	XA/2023			
500 HARDIN COUNTY LANDFILL	XA/2025			



185 BLANCHARD ST 45843

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	796	97260
	Full Upper	FRAME	676	52560
	Basement		507	9670
	Subtotal			159490
Metal	Roof	HIP		

	B	1	2	U	A
Panelled Wall		X	X		
Unfinished Wall	X				
Floor/Carpet		X	X		
Number of Rooms	3	4	4		
Bedrooms			3		
Central Heat					A
FORCED AIR					
Plumbing					
Standard	1				

Garages and Carports	7920
Extra Features	13870
Total Value	181280

PUB ELECTRIC
PRIV WATER
PRIV SEWER
PUB PAVED ST/RD
Topo: ROLLING

Neighborhood:
Code: 2200
Dwl/Gar/NC% .7800

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B F		1472		D+	OLD/AV	154090	.55	.10	48680
2	Garage		24X30	720		C	1993AV	17280	.60		5390

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				15000	15000	15000	15000
small acreage	.0200				5000	5000	100	100

Call Back: Sign: PSN Date: 2015-11-11 Lister: 22-260015.0000-v082020R