JACKSON TWP
PATTERSON VILLAGE 00210

Hardin County, Ohio
Michael T. Bacon, Auditor

22-260016.0000 RES
M52 2026

sale

2023 TAYLOR NICHOLAS J & B	2015-06-24	
2024 TAYLOR NICHOLAS J & B	2015-06-24	
2025 TAYLOR NICHOLAS J & B	2015-06-24	
2026 TAYLOR NICHOLAS J & BAR	2015-06-24	FUNKS S PT OL 9
203 BLANCHARD ST	1WD	
	$10,000	
FOREST OH 45843		

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

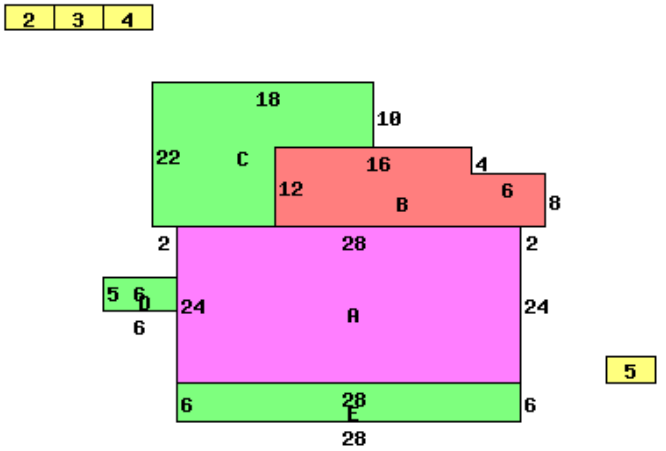
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	.7300	.7300	.7300	.7300	.7300			
Land100%	12600	12600	12600	12600		12600	14490	14490
Bldg100%	15910	15910	15910	15910		15910	18090	18080
Totl100%	28510t	28510t	28510t	28510t		28510t	32570t	32570t
Cauv100%								
Tax Value:								
Land 35%	4410	4410	4410	4410		4410	5070	5070
Bldg 35%	5570	5570	5570	5570		5570	6330	6330
Totl 35%	9980t	9980t	9980t	9980t		9980t	11400t	11400t
Hmstd35%	9450	9450	9450	9450		9450	10870	
Owner Oc	7.30	7.28	7.28	7.28	7.28	hmstd 4410 l	5040 b	
Hmstd RB								
Net Tax	310.06	313.88	313.42	313.42	313.42			
Sp-Asmnt	22.00	18.00	18.00	18.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 BQ	F	M		672		a	*MAIN
1	F/C	A		240		b	ADDTN
	EFP	P		300	12000	c	PORCH
	STP	P		30	120	d	PORCH
	OFP	P		168	5040	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
313	1	2015-06-24	TAYLOR NICHOLAS J & BARBA	1WD	10000	8830	24110
1106	1	1993-11-09	BRANDEBERRY THOMAS A & B	1SD	35000	0	19800
911	0	1985-12-20		*	0	0	16110
890	0	1985-12-16		*	15500	0	16110

Year	Land	Bldg	Total	Net Tax
2022	3700	4720	8420	313.06
2021	3700	4720	8420	338.74

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



203 BLANCHARD ST 45843

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

		Sq-Ft	Value
Story Height 1Q			
Floor Level Main	FRAME	912	99880
Qtr Story	FRAME	672	11140
Basement		168	3540
Subtotal			114560
Metal Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X		X	
Unfinished Wall	X				
Floor/Carpet			X		X
Floor/Concrete	X				
Floor/Tile-Lino		L			
Number of Rooms		1	5		2
Bedrooms		1			2
Central Heat					A
ELECTRIC					
Plumbing					
Standard		1			

Extra Features	17160
Total Value	131720
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Topo: ROLLING	
Neighborhood:	
Code:	2200
Dwl/Gar/NC%	.9000

	Bldg Type	SHB+Cons		DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 BQF			912		D+	1900PR	111960	.75	.35	16370
2	Garage	*SV	0	20X24	480			OLD/PR	200			200
3	Shed	*NV	0	8X15	120			OLD/PR	0			0
4	Shed	*PP		10X10	168			OLD/PR	0			200
5	Shed			10X16	160		D	2020AV	1540	.15		1310

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	.7300				17250	17250	14490	14490

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

22-260016.0000-v082020R