

JACKSON TWP
PATTERSON VILLAGE

00210

Hardin County, Ohio
Michael T. Bacon, Auditor

22-260021.0000
M56

RES
2024

sale

Eff Rate:- 45.00 — 41.51 — 34.89 — 35.26 — a/r

2021 NAUS PHILLIP L AND DA	1996-01-18			
2022 NAUS PHILLIP L AND DA	1996-01-18			
2023 NAUS PHILLIP L AND DA	1996-01-18			
2024 NAUS PHILLIP L AND DANIE	1996-01-18	FUNKS N 1/2 PT OL 4-5		
324 BLANCHARD ST		1WD 1.93A		
FOREST OH 45843	\$33,000			

Tax Year	2021	2022	2023	2024	
Prop Cls	511	511	511	511	CAMA
Acres	1.9300	1.9300	1.9300	1.9300	511
Land100%	15400	15400	19660	19660	19650
Bldg100%	38400	38400	45940	45940	45940
Totl100%	53800t	53800t	65600t	65600t	65590t
Cauv100%					
Tax Value:					
Land 35%	5390	5390	6880	6880	6880
Bldg 35%	13440	13440	16080	16080	16080
Totl 35%	18830t	18830t	22960t	22960t	22960t
Hmstd35%	17710	17710	21190	21190	
Owner Oc	16.92	15.38	16.36	16.34	hmstd 5250 l 15940 b
Hmstd RB					
Net Tax	758.46	700.94	713.76	722.50	
Sp-Asmnt	18.00	18.00	26.00	18.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		616		a	*MAIN
1 B	F	A		280		b	ADDTN
	EFF	P		264	10560	c	PORCH
	EFF	P		120	4800	d	PORCH

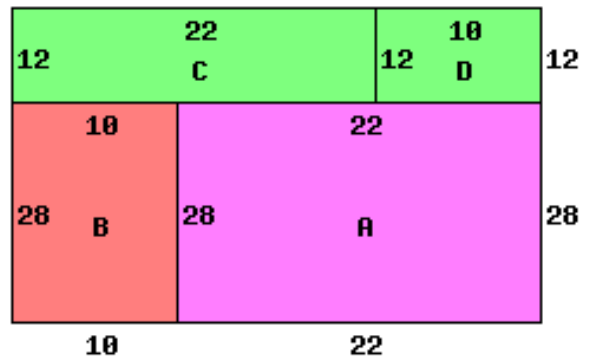
#: 26, L/W
222600260000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
705	1	1995-08-01	NAUS PHILLIP L AND DANIE	1WD	33000	5400	18600
			FEIRCE EDGAR R	1CT *	0	5400	18600

Year	Land	Bldg	Total	Net Tax
2020	5390	13440	18830	760.12
2019	5180	11760	16940	671.96

Project		ben acres	/ %	factor
583 SEWER - VILLAGE OF PATTERSON	XA/2009			
500 HARDIN COUNTY LANDFILL	XA/2024			
921 BLANCHARD RIVER MAINT	XA/2023			

2



324 BLANCHARD ST 45843

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1H	Sq-Ft	Value
Floor Level	Main	FRAME	896 102130
	Part Upper	FRAME	616 30540
	Basement		224 4590
	Subtotal		137260
Metal	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	X X	Extra Features	15360
Unfinished Wall	X	Total Value	152620
Floor/Hardwood	X		
Floor/Pine	X	PUB ELECTRIC	
Floor/Tile-Lino	X	PRIV WATER	
Number of Rooms	1 4 2	PRIV SEWER	
Bedrooms	2	PUB PAVED ST/RD	
Central Heat	A	Neighborhood:	
ELECTRIC		Code:	2200
Plumbing		Dwl/Gar/NC%	.7800
Standard	1		

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1HB F	Area	Rate	D+	1920AV	129730	.55	Dpr	Value
2 Shed	*SV 0	30X30	900		OLD/FR	400			45540
	acres/	effective	depth	actual	effective	extended	true		
homesite	frontage	frontage	depth	factor	rate	rate	value		value
small acreage	1.0000				15000	15000	15000		15000
	.9300				5000	5000	4650		4650