

JACKSON TWP
PATTERSON VILLAGE

00210

Hardin County, Ohio
Michael T. Bacon, Auditor

22-260021.0000
M56

RES
2025

sale

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

2022 NAUS PHILLIP L AND DA	1996-01-18				
2023 NAUS PHILLIP L AND DA	1996-01-18				
2024 NAUS PHILLIP L AND DA	1996-01-18				
2025 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	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	1.9300	1.9300	1.9300	1.9300	
Land100%	15400	19650	19650	19650	19650
Bldg100%	38400	45940	45940	45940	45940
Totl100%	53800t	65600t	65600t	65600t	65590t
Cauv100%					
Tax Value:					
Land 35%	5390	6880	6880	6880	6880
Bldg 35%	13440	16080	16080	16080	16080
Totl 35%	18830t	22960t	22960t	22960t	22960t
Hmstd35%	17710	21190	21190	21190	
Owner Oc	15.38	16.36	16.34	16.30	hmstd 5250 l 15940 b
Hmstd RB					
Net Tax	700.94	713.76	722.50	721.46	
Sp-Asmnt	18.00	26.00	18.00	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

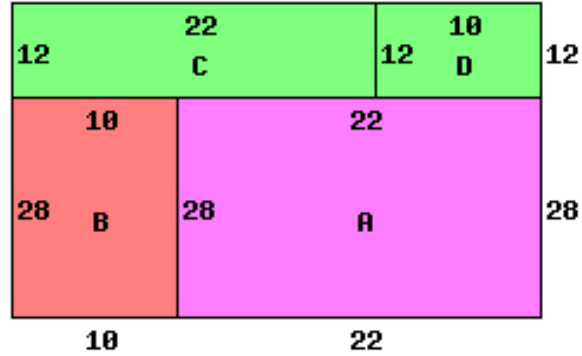
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
705	1	1995-08-01	NAUS PHILLIP L AND DANIE	1WD	33000	5400	18600
			FEIRCE EDGAR R	1CT *	0	5400	18600

Year	Land	Bldg	Total	Net Tax
2021	5390	13440	18830	758.46
2020	5390	13440	18830	760.12

Project
583 SEWER - VILLAGE OF PATTERSON XA/2009
500 HARDIN COUNTY LANDFILL XA/2025
921 BLANCHARD RIVER MAINT XA/2023

ben acres / % factor

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	
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	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1HB F			Grade	Cond	Dpr	Dpr	Value
2 Shed	*SV 0	30X30	900	D+	1920AV	.55		45540
	acres/	effective	depth	actual	effective	extended	true	
homesite	frontage	frontage	depth	rate	rate	value	value	
small acreage	1.0000		factor	15000	15000	15000	15000	
	.9300			5000	5000	4650	4650	

Call Back:

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

22-260021.0000-v082020R