JACKSON TWP
PATTERSON VILLAGE 00210

Hardin County, Ohio
Michael T. Bacon, Auditor

22-260021.0000 RES
M56 2026

sale

2023 NAUS PHILLIP L AND DA	1996-01-18	
2024 NAUS PHILLIP L AND DA	1996-01-18	
2025 NAUS PHILLIP L AND DA	1996-01-18	
2026 NAUS PHILLIP L AND DANI	1996-01-18 FUNKS N 1/2 PT OL 4-5	
324 BLANCHARD ST	1WD 1.93A	
	$33,000	
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	1.9300	1.9300	1.9300	1.9300	1.9300			
Land100%	19660	19660	19660	19660		19660	21910	21900
Bldg100%	45940	45940	45940	45940		45940	52940	52940
Totl100%	65600t	65600t	65600t	65600t		65600t	74860t	74840t
Cauv100%								
Tax Value:								
Land 35%	6880	6880	6880	6880		6880	7670	7660
Bldg 35%	16080	16080	16080	16080		16080	18530	18530
Totl 35%	22960t	22960t	22960t	22960t		22960t	26200t	26190t
Hmstd35%	21190	21190	21190	21190		21190	24430	
Owner Oc	16.36	16.34	16.30	16.30	16.30	hmstd 5250 l	15940 b	
Hmstd RB								
Net Tax	713.76	722.50	721.46	721.46	721.46			
Sp-Asmnt	26.00	18.00	18.00	18.00				

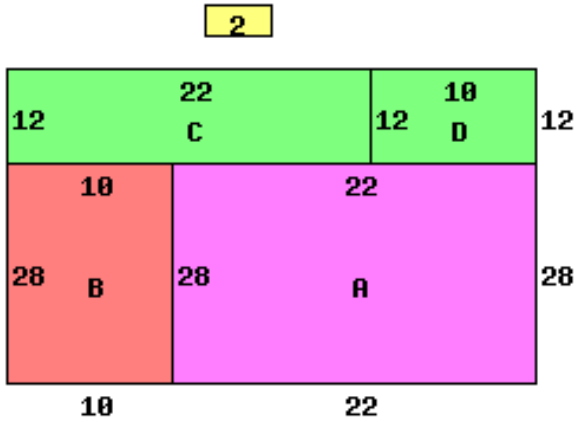
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		616		a	*MAIN
1 B	F	A		280		b	ADDTN
	EFP	P		264	10560	c	PORCH
	EFP	P		120	4800	d	PORCH

#: 26, L/W
222600260000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
32	1	1996-01-18	NAUS PHILLIP L AND DANIE	1WD	33000	5400	18600
705	1	1995-08-01	PEIRCE EDGAR R	1CT *	0	5400	18600

Year	Land	Bldg	Total	Net Tax
2022	5390	13440	18830	700.94
2021	5390	13440	18830	758.46

project		ben acres	/ %	factor
583 SEWER - VILLAGE OF PATTERSON	XA/2009			
500 HARDIN COUNTY LANDFILL	XA/2025			
921 BLANCHARD RIVER MAINT	XA/2023			



324 BLANCHARD ST 45843

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
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%	.9000
Standard	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1HB F		1512		D+	1920AV	129730	.55		52540
2	Shed	*SV 0	30X30	900			OLD/FR	400			400

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	.9300				5000	5000	4650	4650

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