

## Summary

Parcel Number: 28-0110-06-003.000  
Map Number:  
Location Address: 210 N LAWN AVE  
BLUFFTON OH 45817  
Acres: 0.227  
Legal Description: GODFREYS ADDITION LOT 176 JOINT TEN FF 60.00  
(Note: Not to be used on legal documents.)  
Land Use: 510 - Single family Dwlg  
(Note: Land Use is for valuation purposes only. Consult the local jurisdiction for zoning and legal use.)  
Neighborhood: 01700 - Bluffton  
Township: RICHLAND TWP  
School District: 203 BLUFFTON EVSD  
Homestead Reduction: No  
Owner Occupancy Credit: Yes  
Tax Set: BLUFFTON CORP  
Deferred Ag Charges: N  
Forclosed Flag: N  
2.5% Reduction: Y  
Other Assessments: Y  
Contract Plan: N  
Escrow Plan: N  
Bankruptcy: N  
ACH Plan: N  
Certified Delinquent Year:  
(If there is a "Y" indicating Deferred Ag Charges, please call the Auditor's Office at 419-223-8520 for more information)

## Owners

|                   |                         |
|-------------------|-------------------------|
| Owner Address     | Tax Payer Address       |
| CROW DYNASTY D    | CROW DYNASTY D & ADAM T |
| & ADAM T          | 210 N LAWN AVE          |
| 210 N LAWN AVE    | BLUFFTON OH 45817       |
| BLUFFTON OH 45817 |                         |

## Tax Rate

|                        |           |
|------------------------|-----------|
| Full Tax Rate:         | 57.103000 |
| EffectiveTax Rate:     | 37.345459 |
| Reduction Factor:      | 0.345998  |
| Non-Business Credit:   | 0.093717  |
| Owner Occupied Credit: | 0.023429  |

## Valuation

| Assessed Year                       | 2025             | 2024             | 2023             | 2022             | 2021             |
|-------------------------------------|------------------|------------------|------------------|------------------|------------------|
| Land Value                          | \$28,600         | \$28,600         | \$23,800         | \$23,800         | \$23,800         |
| CAUV Value                          | \$0              | \$0              | \$0              | \$0              | \$0              |
| Land Exempt/Abatement               | \$0              | \$0              | \$0              | \$0              | \$0              |
| Improvements Value                  | \$137,900        | \$137,900        | \$114,900        | \$114,900        | \$114,900        |
| Imp Exempt/Abatement                | \$0              | \$0              | \$0              | \$0              | \$0              |
| <b>Total Value (Appraised 100%)</b> | <b>\$166,500</b> | <b>\$166,500</b> | <b>\$138,700</b> | <b>\$138,700</b> | <b>\$138,700</b> |
| Land Value                          | \$10,010         | \$10,010         | \$8,330          | \$8,330          | \$8,330          |
| CAUV Value                          | \$0              | \$0              | \$0              | \$0              | \$0              |
| Improvements Value                  | \$48,270         | \$48,270         | \$40,220         | \$40,220         | \$40,220         |
| <b>Total Value (Assessed 35%)</b>   | <b>\$58,280</b>  | <b>\$58,280</b>  | <b>\$48,550</b>  | <b>\$48,550</b>  | <b>\$48,550</b>  |

## Land

| Land Type        | Calculated Acres | Actual Frontage | Eff. Frontage | Depth |
|------------------|------------------|-----------------|---------------|-------|
| L1 - Regular Lot | 0.23             | 60              | 60            | 165   |

Dwellings

|                   |              |                        |              |
|-------------------|--------------|------------------------|--------------|
| Card              | 001          | Exterior Wall          | Frame/Siding |
| Number of Stories | 1.5          | Heating                | Base         |
| Style             | Conventional | Cooling                | Central      |
| Year Built        | 1920         | Fireplace              | No           |
| Year Remodeled    | 1985         | Basement               | Pt Basement  |
| Rooms             | 6            | Attic                  | None         |
| Bedrooms          | 3            | AtticArea              | 0            |
| Full Baths        | 1            | Finished Living Area   | 1358         |
| Half Baths        | 0            | First Floor Area       | 910          |
| Basement Garages  | 0            | Upper Floor Area       | 0            |
| Condition         | Good         | Half Floor Area        | 448          |
| Grade             | D+           | Finished Basement Area | 0            |
|                   |              | Total Basement Area    | 560          |

Additions

Card 1

| Addition Code | Description            | Base Area |
|---------------|------------------------|-----------|
| PR2           | Porch Frame - Enclosed | 60        |
| PR1           | Porch Frame - Open     | 91        |
| PR2           | Porch Frame - Enclosed | 112       |
| PR1           | Porch Frame - Open     | 48        |
| GR1           | Garage Frame           | 264       |

Improvements

Card 1

| Improvement Code | Description         | Length | Width | Total Area | Appraised Value (100%) |
|------------------|---------------------|--------|-------|------------|------------------------|
| 01               | Detach Frame Garage | 30     | 24    | 720        | \$9,720                |
| Total            |                     |        |       |            | \$9,720                |

Sales

| Sale Date  | Sale Price | Seller                   | Buyer                    | No. of Properties |
|------------|------------|--------------------------|--------------------------|-------------------|
| 3/9/2023   | \$154,000  | SPURLOCK TONY & DIANA    | CROW DYNASTY D & ADAM T  | 1                 |
| 4/15/2019  | \$139,000  | SLAUGHTERBECK SCOTT M    | SPURLOCK TONY & DIANA    | 1                 |
| 12/8/2009  | \$64,500   | HALL TYLER C & JESSICA M | SLAUGHTERBECK SCOTT M    | 1                 |
| 6/19/2009  | \$53,200   | SCRIBNER CHARLES A       | HALL TYLER C & JESSICA M | 1                 |
| 12/17/1996 | \$60,000   | GEORGE JOHN E &          | SCRIBNER CHARLES A       | 1                 |
| 6/1/1992   | \$42,000   | Unknown                  | GEORGE JOHN E &          | 1                 |

Recent Sales In Area

Sale date range:

From:

07/24/20

To:

07/24/20

Search Sales by Neighborhood

Distance:

1500

Units:

Feet



Search Sales by Distance

Tax Detail

Note: Although the Inflation Cap Credit is incorporated into the tax calculation and resulting balance due, it is not currently displayed as a separate line item in the tax history. It will be displayed soon.

| Tax Year<br>(click for detail) | Delinquent | 1st Half | 2nd Half | Total Due | Escrow Balance |
|--------------------------------|------------|----------|----------|-----------|----------------|
| <a href="#">2025 Pay 2026</a>  | \$0.00     | \$962.76 | \$823.94 | \$823.94  |                |
| <a href="#">2024 Pay 2025</a>  | \$0.00     | \$962.12 | \$962.12 | \$0.00    |                |
| <a href="#">2023 Pay 2024</a>  | \$0.00     | \$867.10 | \$863.10 | \$0.00    |                |
| <a href="#">2022 Pay 2023</a>  | \$0.00     | \$873.65 | \$873.65 | \$0.00    |                |
| <a href="#">2021 Pay 2022</a>  | \$0.00     | \$879.35 | \$879.35 | \$0.00    |                |
| <a href="#">2020 Pay 2021</a>  |            |          |          | \$0.00    |                |
| <a href="#">2019 Pay 2020</a>  |            |          |          | \$0.00    |                |
| <a href="#">2018 Pay 2019</a>  |            |          |          | \$0.00    |                |

Special Assessments

Special Assessments Project  
(click for detail)

[14-200-2025 - HANCOCK CO-BLANCHARD RSEP](#)

Tax History

| Detail:       |                           |          |                                        |          |         |
|---------------|---------------------------|----------|----------------------------------------|----------|---------|
| Tax Year      | Type                      | Category | Description                            | Amount   | Bal Due |
| 2024 Pay 2025 | Property Tax Detail       | Tax      | 1st half tax                           | \$962.12 | \$0.00  |
| 2024 Pay 2025 | Property Tax Detail       | Tax      | 2nd half tax                           | \$962.12 | \$0.00  |
| 2023 Pay 2024 | Property Tax Detail       | Tax      | 1st half tax                           | \$863.10 | \$0.00  |
| 2023 Pay 2024 | Special Assessment Detail | Tax      | HANCOCK CO-BLANCHARD RSEP 1st half tax | \$4.00   | \$0.00  |
| 2023 Pay 2024 | Property Tax Detail       | Tax      | 2nd half tax                           | \$863.10 | \$0.00  |
| 2022 Pay 2023 | Property Tax Detail       | Tax      | 1st half tax                           | \$873.65 | \$0.00  |
| 2022 Pay 2023 | Property Tax Detail       | Tax      | 2nd half tax                           | \$873.65 | \$0.00  |
| 2021 Pay 2022 | Property Tax Detail       | Tax      | 1st half tax                           | \$879.35 | \$0.00  |
| 2021 Pay 2022 | Property Tax Detail       | Tax      | 2nd half tax                           | \$879.35 | \$0.00  |
| Total:        |                           |          |                                        |          |         |
| Tax Year      |                           |          | Amount                                 | Bal Due  |         |
| 2024 Pay 2025 |                           |          | \$1,924.24                             | \$0.00   |         |
| 2023 Pay 2024 |                           |          | \$1,730.20                             | \$0.00   |         |
| 2022 Pay 2023 |                           |          | \$1,747.30                             | \$0.00   |         |
| 2021 Pay 2022 |                           |          | \$1,758.70                             | \$0.00   |         |

Property Tax Dollars

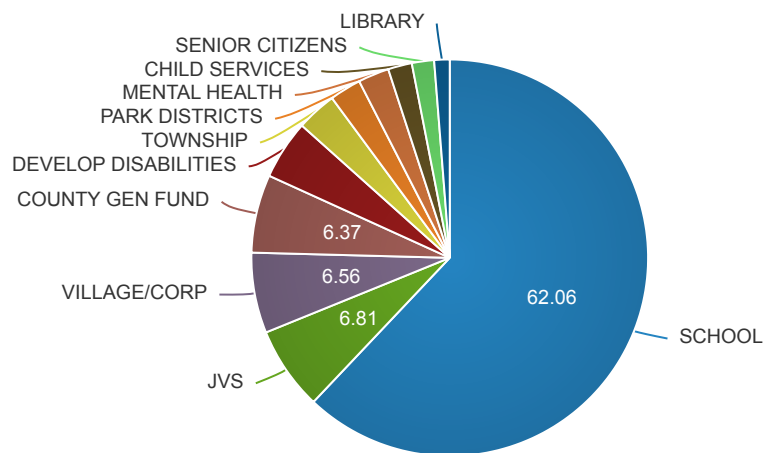
**Owner:** Crow Dynasty D & Adam T  
**Property Address :** 210 N Lawn Ave  
 Bluffton Oh 45817  
**Total Appraised Value:** \$166,500  
**Total Assessed Value:** \$58,280  
**Estimated Yearly Taxes :** **\$1,921.52**

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**Tax Credits**  
**Non-Business/Rollback:** (\$203.98)  
**Owner Occupied/Reduction:** (\$51.00)  
**Homestead:** \$0.00

| Service               | % Total     | Per Year          | Per Half Year   | Per Day       |
|-----------------------|-------------|-------------------|-----------------|---------------|
| COUNTY GEN FUND:      | 6.37%       | \$122.38          | \$61.19         | \$0.34        |
| SCHOOL:               | 62.06%      | \$1,192.44        | \$596.22        | \$3.27        |
| JVS:                  | 6.81%       | \$130.76          | \$65.38         | \$0.36        |
| TOWNSHIP:             | 3.27%       | \$62.90           | \$31.45         | \$0.17        |
| VILLAGE/CORP:         | 6.56%       | \$126.00          | \$63.00         | \$0.35        |
| LIBRARY:              | 1.26%       | \$24.16           | \$12.08         | \$0.07        |
| CHILD SERVICES:       | 1.95%       | \$37.40           | \$18.70         | \$0.10        |
| PARK DISTRICTS:       | 2.57%       | \$49.38           | \$24.69         | \$0.14        |
| MENTAL HEALTH:        | 2.53%       | \$48.54           | \$24.27         | \$0.13        |
| DEVELOP DISABILITIES: | 4.83%       | \$92.76           | \$46.38         | \$0.25        |
| SENIOR CITIZENS:      | 1.73%       | \$34.80           | \$17.40         | \$0.10        |
| <b>Total</b>          | <b>100%</b> | <b>\$1,921.52</b> | <b>\$960.76</b> | <b>\$5.26</b> |

Total Yearly Property Tax: \$1,921.52



## Payment History

### Detail:

| Tax Year      | Payment Date | Paid By                           | Amount   |
|---------------|--------------|-----------------------------------|----------|
| 2025 Pay 2026 | 2/3/2026     | LERETA LLC                        | \$962.76 |
| 2024 Pay 2025 | 6/30/2025    | LERETA LLC                        | \$962.12 |
| 2024 Pay 2025 | 2/7/2025     | LERETA LLC WIRE                   | \$962.12 |
| 2023 Pay 2024 | 6/25/2024    | LERETA LLC                        | \$863.10 |
| 2023 Pay 2024 | 1/30/2024    | Lereta                            | \$867.10 |
| 2022 Pay 2023 | 6/28/2023    | Lereta                            | \$873.65 |
| 2022 Pay 2023 | 2/2/2023     | Corelogic                         | \$873.65 |
| 2021 Pay 2022 | 6/23/2022    |                                   | \$879.35 |
| 2021 Pay 2022 | 2/9/2022     | CoreLogic Real Estate Tax Service | \$879.35 |
| 2020 Pay 2021 | 7/1/2021     | CORELOGIC                         | \$662.98 |
| 2020 Pay 2021 | 1/28/2021    | CORELOGIC                         | \$662.98 |

### Total:

| Tax Year      | Amount     |
|---------------|------------|
| 2025 Pay 2026 | \$962.76   |
| 2024 Pay 2025 | \$1,924.24 |
| 2023 Pay 2024 | \$1,730.20 |

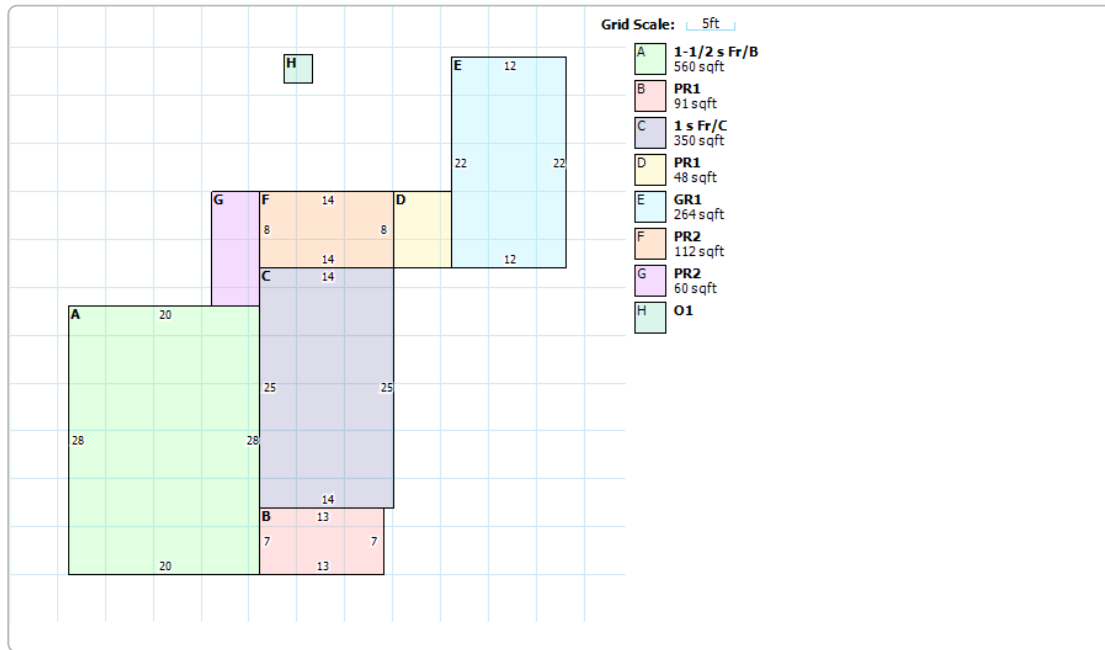
| Tax Year      | Amount     |
|---------------|------------|
| 2022 Pay 2023 | \$1,747.30 |
| 2021 Pay 2022 | \$1,758.70 |
| 2020 Pay 2021 | \$1,325.96 |

Photos





## Sketches



|       |                                          |      |                                                |      |                      |
|-------|------------------------------------------|------|------------------------------------------------|------|----------------------|
| A     | ATTIC                                    | FQ   | FULL LIVING QUARTERS WITH HALF LIVING QUARTERS | SFRA | STORY FRAME ADDITION |
| AA    | ATTIC ADDITION                           | HQ   | MASONRY DECK                                   | WDDK | WOOD DECK            |
| AFCP  | ATTACHED FRAME CARPORT                   | MSDK | OUTBUILDING                                    |      |                      |
| AFG   | ATTACHED FRAME GARAGE                    | O    | OPEN FRAME PORCH                               |      |                      |
| AFGFQ | ATTACHED FRAME GARAGE WITH FULL QUARTERS | OMP  | OPEN MASONRY PORCH                             |      |                      |
| B     | BASEMENT                                 | OPMF | OPEN PATIO MASONRY FLOORING                    |      |                      |
| BA    | BASEMENT ADDITION                        | SBRA | STORY BRICK ADDITION                           |      |                      |
| BSG   | BASEMENT GARAGE                          | SFP  | SCREEN FRAME PORCH                             |      |                      |
| EFP   | ENCLOSED FRAME PORCH                     |      |                                                |      |                      |

## Pay Your Taxes Online

Pay Taxes

No data available for the following modules: Ag Soil, Buildings.

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