

BLANCHARD TWP  
RIVERDALE SD

00020

Hardin County, Ohio  
Michael T. Bacon, Auditor

02-010018.0000  
A10

RES  
2025

sale

Eff Rate:- 37.34 — 32.22 — 32.62 — 32.56 — a/r

|      |                        |            |                       |  |  |
|------|------------------------|------------|-----------------------|--|--|
| 2022 | WHITAKER JOSHUA LYNN   | 2017-12-20 |                       |  |  |
| 2023 | BRICKER JOHN P & TILD  | 2022-04-26 |                       |  |  |
| 2024 | BRICKER JOHN P & TILD  | 2022-04-26 |                       |  |  |
| 2025 | BRICKER JOHN P & TILDE | 2022-04-26 | PT N1/2 E1/2 SE1/4 S3 |  |  |
|      | 0637 CR 175            | 2SD        | 4.611A                |  |  |
|      | FOREST OH 45843        | \$350,000  |                       |  |  |

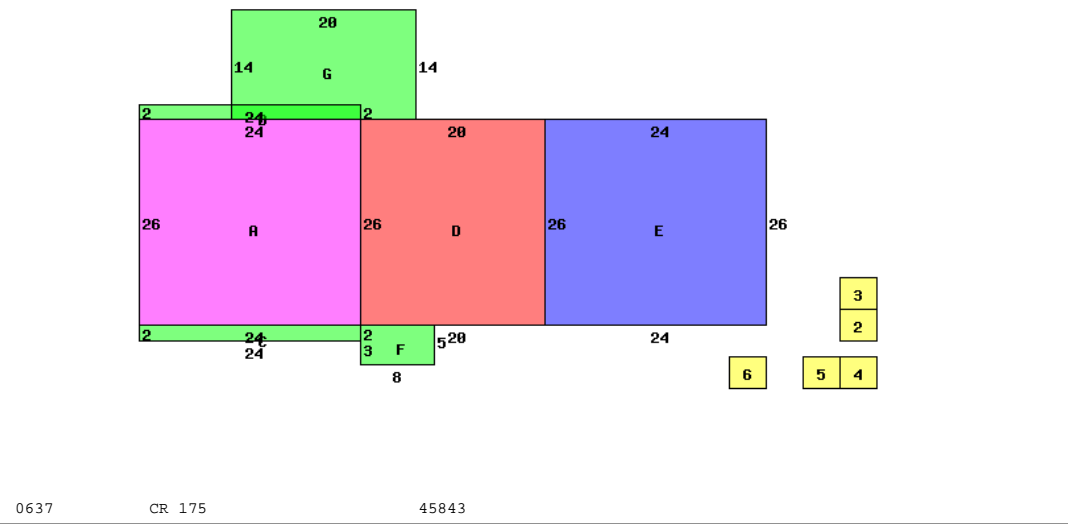
|            |         |         |         |         |         |
|------------|---------|---------|---------|---------|---------|
| Tax Year   | 2022    | 2023    | 2024    | 2025    | CAMA    |
| Prop Cls   | 511     | 511     | 511     | 511     | 511     |
| Acres      | 4.6100  | 4.6100  | 4.6100  | 4.6100  |         |
| Land100%   | 21490   | 29800   | 29800   | 29800   | 29800   |
| Bldg100%   | 181660  | 207000  | 207000  | 207000  | 206990  |
| Totl100%   | 203140t | 236800t | 236800t | 236800t | 236790t |
| Cauv100%   |         |         |         |         |         |
| Tax Value: |         |         |         |         |         |
| Land 35%   | 7520    | 10430   | 10430   | 10430   | 10430   |
| Bldg 35%   | 63580   | 72450   | 72450   | 72450   | 72450   |
| Totl 35%   | 71100t  | 82880t  | 82880t  | 82880t  | 82880t  |
| Hmstd35%   | 59960   |         |         | 69600   |         |
| Owner Oc   | 52.80   |         |         | 53.12   |         |
| Hmstd RB   |         |         |         |         |         |
| Net Tax    | 2351.46 | 2417.02 | 2449.94 | 2392.48 |         |
| Sp-Asmnt   | 36.42   | 40.42   | 42.55   | 42.55   |         |

|      |      |      |      |       |       |   |       |  |  |
|------|------|------|------|-------|-------|---|-------|--|--|
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE |   |       |  |  |
| 1 B  | F    | M    |      | 624   |       | a | *MAIN |  |  |
|      | OH   | P    |      | 48    | 1820  | b | PORCH |  |  |
|      | OH   | P    |      | 48    | 1820  | c | PORCH |  |  |
| 1 B  | F    | A    |      | 520   |       | d | ADDTN |  |  |
|      | F    | G    |      | 624   | 18120 | e | GRAGE |  |  |
|      | STP  | P    |      | 40    | 160   | f | PORCH |  |  |
|      | DK   | P    |      | 280   | 4200  | g | PORCH |  |  |

| Sale# | #p | sale date  | To                       | Type/Invalid? | Sale\$ | co:land | co:bldg |
|-------|----|------------|--------------------------|---------------|--------|---------|---------|
| 194   | 2  | 2022-04-26 | BRICKER JOHN P & TILDE   | F             | 350000 | 21490   | 181660  |
| 571   | 2  | 2017-12-20 | WHITAKER JOSHUA LYNN     | 2QC *         | 0      | 20860   | 154970  |
| 492   | 2  | 2010-10-25 | WHITAKER JOSHUA          | 2WD           | 165000 | 19370   | 119740  |
| 565   | 2  | 2001-11-06 | SHEETS JOSHUA N & STACY  | 2FD           | 20000  | 16660   | 0       |
| 547   | 1  | 2000-09-15 | STANLEY ROBERT TRACY     | 1WD           | 28000  | 16660   | 0       |
| 340   | 1  | 1998-08-05 | BURD KARA J ETAL         | 1WD *         | 0      | 11660   | 0       |
| 552   | 1  | 1996-12-09 | BURD KARA J              | 1QC *         | 0      | 11660   | 0       |
| 91    | 1  | 1994-02-04 | BURD ROBERT LEO & KARA J | 1WD *         | 16000  | 0       | 0       |

| Year | Land | Bldg  | Total | Net Tax |
|------|------|-------|-------|---------|
| 2021 | 7520 | 63580 | 71100 | 2568.76 |
| 2020 | 7520 | 63580 | 71100 | 2575.12 |

| Project                          | ben acres | % | factor  |
|----------------------------------|-----------|---|---------|
| 169 KEIPER JOINT - BLANCHARD     |           |   | XA/2025 |
| 497 KEIPER JT DITCH - HANCOCK CO |           |   | XA/2015 |
| 921 BLANCHARD RIVER MAINT        |           |   | XA/2023 |
| 500 HARDIN COUNTY LANDFILL       |           |   | XA/2025 |



| Occupancy 1 Single Family |           | *DWELLING COMPUTATIONS |                            |
|---------------------------|-----------|------------------------|----------------------------|
| Story Height              | 1         | Sq-Ft                  | Value                      |
| Floor Level               |           |                        |                            |
|                           | Main      | FRAME                  | 1144 105580                |
|                           | Basement  |                        | 1144 21310                 |
|                           | Subtotal  |                        | 126890                     |
| Shingle                   | Roof      | GABLE                  |                            |
|                           | B 1 2 U A |                        |                            |
| Plaster/Drywall           | D D       | 624 sq ft              | Basement Finish 6880       |
| Floor/Carpet              | X X       |                        | Air Conditioning 3080      |
| Floor/Tile-Lino           | X         |                        | Plumbing 2100              |
| Number of Rooms           | 2 6       |                        | Garages and Carports 18120 |
| Bedrooms                  | 3         |                        | Extra Features 8000        |
|                           |           |                        | Total Value 165070         |
| Central Heat              | A         |                        |                            |
| FORCED AIR                |           |                        | PUB ELECTRIC               |
| Central A/C               | A         |                        | PRIV WATER                 |
| Plumbing                  |           |                        | PRIV SEWER                 |
| Standard                  | 1         |                        | PUB PAVED ST/RD            |
| Extra 3 Fixture           | 1         |                        |                            |
|                           |           |                        | Neighborhood:              |
|                           |           |                        | Code: 100                  |
|                           |           |                        | Dwl/Gar/NC% 1.2500         |

| Bldg Type     | SHB+Cons | DixHt    | Area      | Unit Rate | Grade  | Blt/Renov | Cond     | Replace Value | Phy Dpr | Fnc Dpr | True Value |
|---------------|----------|----------|-----------|-----------|--------|-----------|----------|---------------|---------|---------|------------|
| 1 DWELLING    | 1 B F    |          | 1768      |           | C+     | 2002GD    |          | 181580        | .19     |         | 183850     |
| 2 Shed        | *PP      | 10X15    | 150       |           |        | 2003AV    |          | 0             |         |         | 0          |
| 3 P           | *PP OFP  | 4X10     | 40        |           |        | 2003AV    |          | 0             |         |         | 0          |
| 4 Garage      |          | 30X32    | 960       |           | C      | 2015AV    | 23040    | 23040         | .25     |         | 21600      |
| 5 P           | CAN      | 8X32     | 256       |           | C      | 2015AV    | 2050     | 2050          | .25     |         | 1540       |
| 6 Shed        | *NV      | 10X12    | 0         |           |        | 2015AV    | 0        | 0             |         |         | 0          |
| 7 Lean-To     | *NV      | 10X12    | 0         |           |        | 2015AV    | 0        | 0             |         |         | 0          |
|               |          | acres/   | effective | depth     | actual | effective | extended | true          |         |         |            |
| homesite      |          | frontage | frontage  | depth     | rate   | rate      | value    | value         |         |         |            |
| small acreage |          | 1.0000   | 15000     |           | 5000   | 4100      | 15000    | 15000         |         |         |            |
|               |          | 3.6100   | 5000      |           |        |           | 14800    | 14800         |         |         |            |