

BLANCHARD TWP
RIVERDALE SD

00020

Hardin County, Ohio
Michael T. Bacon, Auditor

02-010020.0000
A13

AGR
2023

sale

Eff Rate:- 40.91 — 40.82 — 37.34 — 32.22 — a/r

2020	FRYSINGER DARYL L & J	1998-07-07
2021	HOSTUTLER WILLIAM M J	2020-02-07
2022	HOSTUTLER WILLIAM M J	2020-02-07
2023	HOSTUTLER WILLIAM M JR	2020-02-07 PT NE4 S3 35.51A
	0409 CR 175	1SD
	FOREST OH 45843	\$385,000 03.0-03-01-020

Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	111	111	111	111	111
Acres	35.5100	35.5100	35.5100	35.5100	161550
Land100%	146600	146600	146600	146600	204940
Bldg100%	173630	173630	173630	173630	366490t
Totl100%	320230t	320230t	320230t	320230t	59250
Cauv100%	30000	30000	30000	30000	

Orig Tax Year 1999
Parent: 02-010009.0000

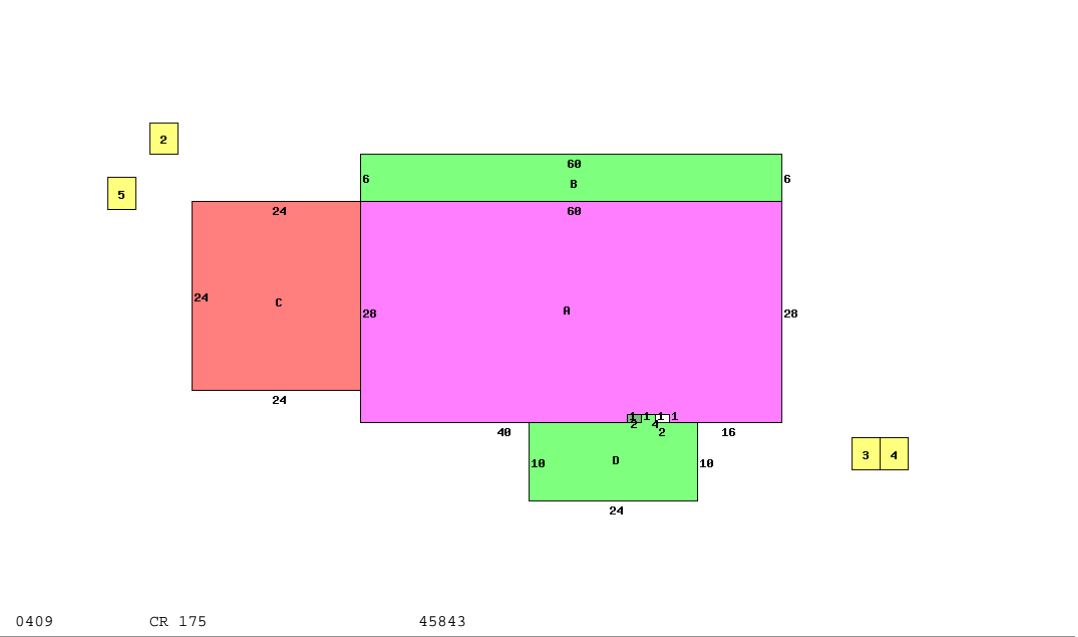
Tax Value:	10500	10500	10500	20740	56540
Land 35%	60770	60770	60770	71730	71730
Bldg 35%	71270t	71270t	71270t	92470t	128270t
Totl 35%	62660	62660	62660	73580	
Hmstd35%	60.70	60.64	55.18	56.30	
Owner Oc	315.58				
Hmstd RB	2263.22	2572.42	2354.84	2640.38	
Net Tax	1511.38	1507.70	1379.98	1044.04	
Cauv Sav	69.02	69.02	94.54	98.54	
Sp-Asmnt					

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F	M		1676			
1	OFF	P		360	10800		b
	F	A		576			c
	PAT	P		244	730		d

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
49	1	2020-02-07	HOSTUTLER WILLIAM M JR &	1SD	385000	146000	149800
380	1	1998-07-07	FRYSINGER DARYL L & JODI	1WD	63750	0	0

Year	Land	Bldg	Total	Net Tax
2019	16630	52430	69060	2120.74
2018	16630	52430	69060	2017.42

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



0409 CR 175 45843

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1	Sq-Ft Value
Floor Level	
Main	FRAME 2252 150190
Basement	1676 31010
Subtotal	181200
Shingle	Roof GABLE
B 1 2 U A	
Plaster/Drywall	D Air Conditioning 3940
Unfinished Wall	X Plumbing 2100
Floor/Carpet	X Extra Features 11530
Floor/Concrete	X Total Value 198770
Number of Rooms	1 6
Bedrooms	3 PUB ELECTRIC
Central Heat	A PRIV WATER
FORCED AIR	PRIV SEWER
Central A/C	A PUB PAVED ST/RD
Plumbing	Neighborhood:
Standard	1 Code: 100
Extra 3 Fixture	1 Dwl/Gar/NC% 1.2500

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F	2252	2252		C-	1998AV	178890	.22		174420
2 Pole Build	F	30X60	1800		C	1999AV	21600	.55		9720
3 POND	*1.32AC		0			OLD/	0			0
4 P	OFF	14X14	196		C	2000AV	5880	.55		2650
5 Garage		24X36	864		C	2014AV	20740	.30		18150
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv				
C 1	BOA BLOUNT SILT LOAM 0-	3.4622	6030	20880	2660	9210				
C 52	PKA PEWAMO SICL 0-1% SL	3.1637	6490	20530	3560	11260				
W 1	BOA BLOUNT SILT LOAM 0-	25.2929	3610	91310	770	19480				
W 52	PKA PEWAMO SICL 0-1% SL	2.5748	5370	13830	1670	4300				
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000				
980	ROAD ROAD	.0164								
		35.51		161550	(100%)	59250				
				56540	(35%)	20740				
						CAUV # 2912				