

BLANCHARD TWP
RIVERDALE SD

00020

Hardin County, Ohio
Michael T. Bacon, Auditor

02-010020.0000
A13

AGR
2025

sale

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

2022	HOSTUTLER WILLIAM M J	2020-02-07	
2023	HOSTUTLER WILLIAM M J	2020-02-07	
2024	HOSTUTLER WILLIAM M J	2020-02-07	
2025	HOSTUTLER WILLIAM M JR	2020-02-07	PT NE4 S3 35.51A
	0409 CR 175		1SD
	FOREST OH 45843		\$385,000

Tax Year	2022	2023	2024	2025	
Prop Cls	111	111	111	111	CAMA
Acres	35.5100	35.5100	35.5100	35.5100	111
Land100%	146600	161540	161540	161540	161550
Bldg100%	173630	204940	204940	204940	204940
Totl100%	320230t	366490t	366490t	366490t	366490t
Cauv100%	30000	59260	59260	59260	59250

Orig Tax Year 1999
Parent: 02-010009.0000

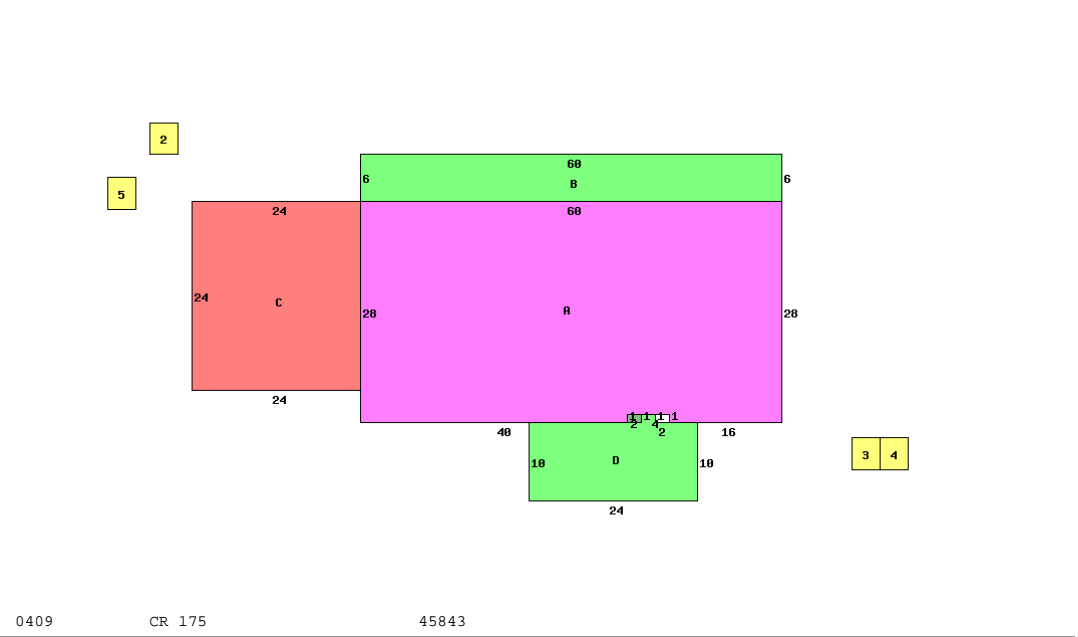
Tax Value:					
Land 35%	10500	20740	20740	20740	56540
Bldg 35%	60770	71730	71730	71730	71730
Totl 35%	71270t	92470t	92470t	92470t	128270t
Hmstd35%	62660	73580	73580	72650	
Owner Oc	55.18	56.30	56.26	55.44	hmstd 5250 l 67400 b
Hmstd RB					
Net Tax	2354.84	2640.38	2677.16	2673.14	
Cauv Sav	1379.98	1044.04	1058.24	1056.38	
Sp-Asmnt	94.54	98.54	120.04	120.04	

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

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
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
2021	10500	60770	71270	2572.42
2020	10500	60770	71270	2263.22

p r o j e c t		ben acres	/ %	factor
169	KEIPER JOINT - BLANCHARD			XA/2025
497	KEIPER JT DITCH - HANCOCK CO			XA/2015
500	HARDIN COUNTY LANDFILL			XA/2025
921	BLANCHARD RIVER MAINT			XA/2023



0409 CR 175 45843

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	Sq-Ft	Value
Story Height 1				
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		
		PRIV WATER		
		PRIV SEWER		
Central Heat	A	PUB PAVED ST/RD		
FORCED AIR				
Central A/C	A			
Plumbing		Neighborhood:		
Standard	1	Code:		100
Extra 3 Fixture	1	Dwl/Gar/NC%		1.2500

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F	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		CAUV #	2912
				56540	(35%)	20740			