BLANCHARD TWP
RIVERDALE SD 00020

Hardin County, Ohio
Michael T. Bacon, Auditor

02-010020.0000 AGR
A13 2024

sale

2021	HOSTUTLER WILLIAM M J	2020-02-07
2022	HOSTUTLER WILLIAM M J	2020-02-07
2023	HOSTUTLER WILLIAM M J	2020-02-07
2024	HOSTUTLER WILLIAM M JR	2020-02-07 PT NE4 S3 35.51A
	0409 CR 175	1SD
		$385,000
	FOREST OH 45843	

Orig Tax Year 1999
Parent: 02-010009.0000

Eff Rate: – 40.82 — 37.34 — 32.22 — 32.62 — a/r

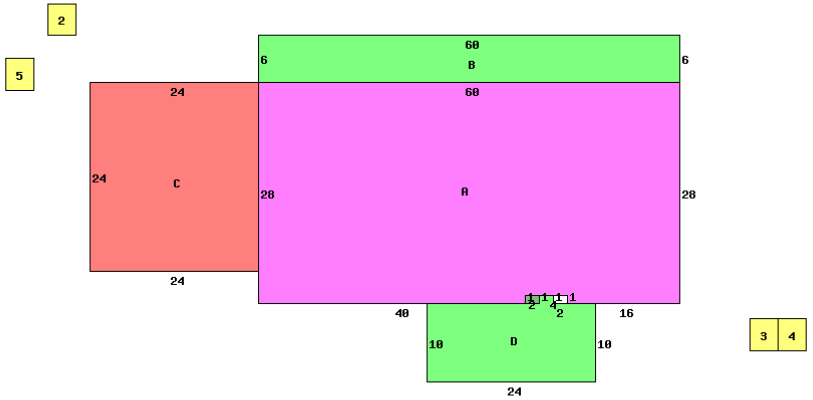
Tax Year	2021	2022	2023	2024	2024	2025	CAMA
Prop Cls	111	111	111	111	111	111	111
Acres	35.5100	35.5100	35.5100	35.5100			
Land100%	146600	146600	161540	161540	161540	161540	161550
Bldg100%	173630	173630	204940	204940	204940	204940	204940
Totl100%	320230t	320230t	366490t	366490t	366490t	366490t	366490t
Cauv100%	30000	30000	59260	59260	161540	161540	59250
Tax Value:							
Land 35%	10500	10500	20740	20740	20740	20740	56540
Bldg 35%	60770	60770	71730	71730	71730	71730	71730
Totl 35%	71270t	71270t	92470t	92470t	92470t	92470t	128270t
Hmstd35%	62660	62660	73580	73580	73580	72650	
Owner Oc	60.64	55.18	56.30	56.26	hmstd 5250 l	68330 b	
Hmstd RB							
Net Tax	2572.42	2354.84	2640.38	2677.16			
Cauv Sav	1507.70	1379.98	1044.04	1058.24			
Sp-Asmnt	69.02	94.54	98.54	**120.04**			

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

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
2020	10500	60770	71270	2263.22
2019	16630	52430	69060	2120.74

p r o j e c t		ben acres / % factor
169 KEIPER JOINT - BLANCHARD	XA/2024	
497 KEIPER JT DITCH - HANCOCK CO	XA/2015	
500 HARDIN COUNTY LANDFILL	XA/2024	
921 BLANCHARD RIVER MAINT	XA/2023	



0409 CR 175 45843

Occupancy 1 Single Family

Story Height 1
Floor Level

			Sq-Ft	Value
	Main	FRAME	2252	150190
	Basement		1676	31010
	Subtotal			181200
Shingle	Roof	GABLE		

*DWELLING COMPUTATIONS

B 1 2 U A

Plaster/Drywall	D
Unfinished Wall	X
Floor/Carpet	X
Floor/Concrete	X
Number of Rooms	1 6
Bedrooms	3
Central Heat	A
FORCED AIR	
Central A/C	A
Plumbing	
Standard	1
Extra 3 Fixture	1

Air Conditioning	3940
Plumbing	2100
Extra Features	11530
Total Value	198770

PUB ELECTRIC
PRIV WATER
PRIV SEWER
PUB PAVED ST/RD

Neighborhood:
Code: 100
Dwl/Gar/NC% 1.2500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
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	OFP	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

Call Back: Sign: PSN Date: 2015-10-14 Lister: 02-010020.0000-v082020R