BLANCHARD TWP
RIVERDALE SD 00020

Hardin County, Ohio
Michael T. Bacon, Auditor

02-010020.0000 AGR
A13 2026

sale

2023	HOSTUTLER WILLIAM M J	2020-02-07
2024	HOSTUTLER WILLIAM M J	2020-02-07
2025	HOSTUTLER WILLIAM M J	2020-02-07
2026	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:– 32.22 — 32.62 — 32.56 — 32.56 — a/r

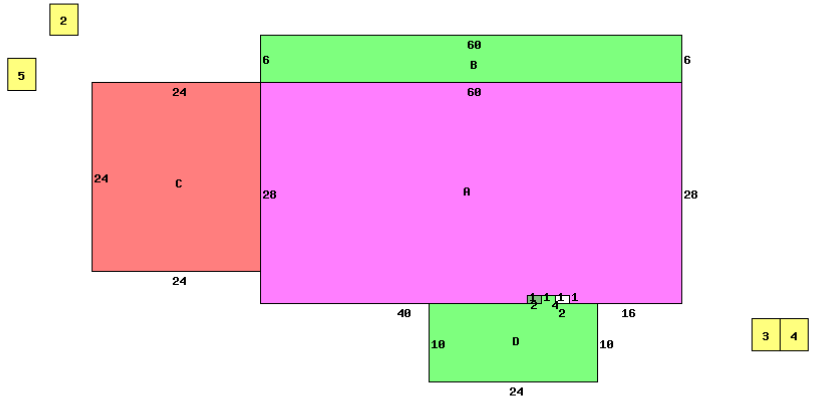
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	35.5100	35.5100	35.5100	35.5100	35.5100			
Land100%	161540	161540	161540	161540		161540	234110	234120
Bldg100%	204940	204940	204940	204940		204940	258860	258850
Totl100%	366490t	366490t	366490t	366490t		366490t	492970t	492970t
Cauv100%	59260	59260	59260	59260		161540	234110	47910
Tax Value:								
Land 35%	20740	20740	20740	20740		20740	16770	81940
Bldg 35%	71730	71730	71730	71730		71730	90600	90600
Totl 35%	92470t	92470t	92470t	92470t		92470t	107370t	172540t
Hmstd35%	73580	73580	72650	72650		72650	93880	
Owner Oc	56.30	56.26	55.44	55.44	55.44	hmstd 5250 l	67400 b	
Hmstd RB								
Net Tax	2640.38	2677.16	2673.14	2673.14	2673.14			
Cauv Sav	1379.98	1044.04	1058.24	1056.38				
Sp-Asmnt	98.54	120.04	120.04	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
2022	10500	60770	71270	2354.84
2021	10500	60770	71270	2572.42

project		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	
Central Heat		A	PRIV SEWER	
FORCED AIR			PUB PAVED ST/RD	
Central A/C		A		
Plumbing			Neighborhood:	
Standard	1		Code:	100
Extra 3 Fixture	1		Dwl/Gar/NC%	1.6000

	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		223250
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		23230

Tab #		S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM	0-	3.4622	8740	30260	2550	8830
C 52	PKA	PEWAMO SICL	0-1% SL	3.1637	9410	29770	3450	10920
W 1	BOA	BLOUNT SILT LOAM	0-	25.2929	5230	132280	230	5820
W 52	PKA	PEWAMO SICL	0-1% SL	2.5748	7790	20060	230	590
670	HSITE	HOMESITE		1.0000	21750	21750	21750	21750
980	ROAD	ROAD		.0164				
				35.51		234120	(100%)	47910
						81940	(35%)	16770

CAUV # 2912

Call Back: Sign: PSN Date: 2015-10-14 Lister:

02-010020.0000-v082020R