

BLANCHARD TWP  
RIVERDALE SD

00020

Hardin County, Ohio  
Michael T. Bacon, Auditor

02-080011.0000  
H03

AGR  
2025

sale

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

2022 CHRISTOPHER STEVEN D	1994-12-07	
2023 CHRISTOPHER STEVEN D	1994-12-07	
2024 CHRISTOPHER STEVEN D	1994-12-07	
2025 CHRISTOPHER STEVEN D & 1657 CR 175	1994-12-07 S PT SE 1/4 S10	124.02A
	LWD	
FOREST OH 45843	\$109,500	

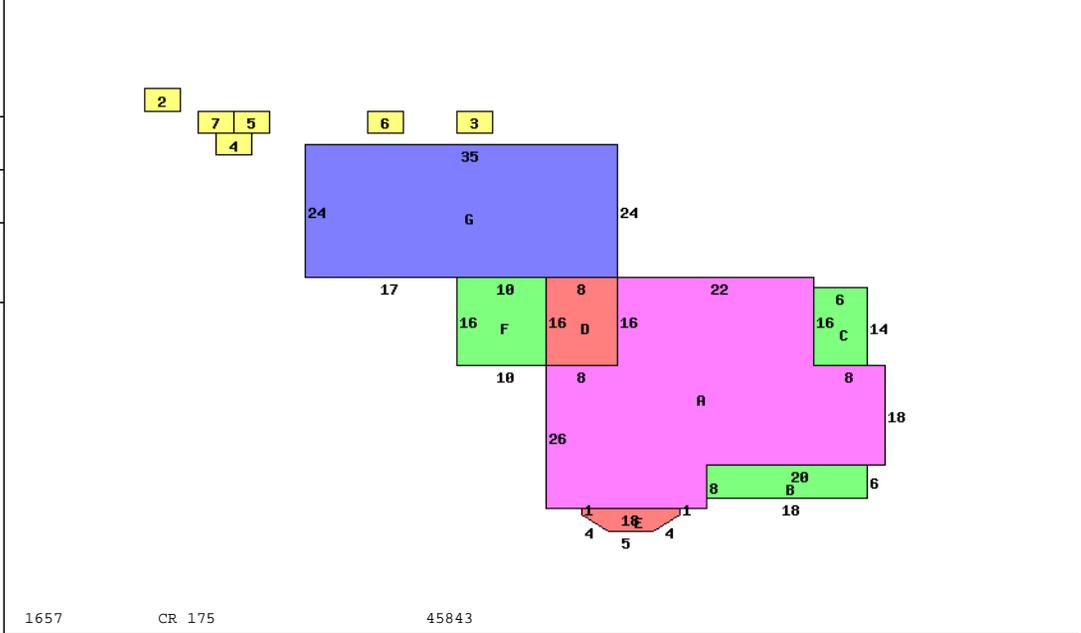
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	124.0200	124.0200	124.0200	124.0200	
Land100%	553000	605660	605660	605660	605660
Bldg100%	146540	182970	182970	182970	182960
Totl100%	699540t	788630t	788630t	788630t	788620t
Cauv100%	51110	81370	96540	96540	96540
Tax Value:					
Land 35%	17890	28480	33790	33790	211980
Bldg 35%	51290	64040	64040	64040	64040
Totl 35%	69180t	92520t	97830t	97830t	276020t
Hmstd35%	43990	55020	55020	55020	
Owner Oc	38.74	42.10	42.06	41.98	hmstd 5250 l 49770 b
Hmstd RB					
Net Tax	2300.60	2656.04	2849.78	2844.76	
Cauv Sav	5940.00	5351.38	5267.32	5257.96	
Sp-Asmnt	66.38	167.12	163.12	191.66	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	B	M		1180			
	OFF	P		108	3240	b	PORCH
	OFF	P		84	2520	c	PORCH
1	BR	A		128		d	ADDTN
1	E/C	A		35		e	ADDTN
	OFF	P		160	4800	f	PORCH
F	B	G		840	23520	g	GRAGE

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
1137	1	1994-12-07	CHRISTOPHER STEVEN D & J	LWD	109500	0	97310
178	1	1991-03-18		LUN *	0	0	119430

Year	Land	Bldg	Total	Net Tax
2021	17890	51290	69180	2513.26
2020	17890	51290	69180	2519.48

Project	ben acres	/ %	factor
130 HIGGINS - BLANCHARD			XA/2025
921 BLANCHARD RIVER MAINT			XA/2023
500 HARDIN COUNTY LANDFILL			XA/2025
235 KELLOGG #983 - BLANCHARD			XA/2025



Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 2	Sq-Ft Value
Floor Level	
Main	BRICK 1343 116670
Full Upper	BRICK 2020 91200
Basement	590 11230
Subtotal	219100
Shingle	Roof HIP
Plaster/Drywall	X X Fireplaces 2000
Unfinished Wall	X Heating -2380
Floor/Pine	X X Garages and Carports 23520
Number of Rooms	1 3 4 Extra Features 10560
Bedrooms	4 Total Value 252800
Fireplace	PUB ELECTRIC
Openings	1 PRIV WATER
Stacks	1 PRIV SEWER
Central Heat	X PUB PAVED ST/RD
FORCED AIR	Topo: ROLLING
Plumbing	Standard 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	2 B B	3363			C	OLD/AV		252800	.55		142200
2 Pole Build		42X62	2604		C	2006AV		25000	.50	.50	6250 1 SIDE OPN
3 Shed	*SV 0	10X20	200		C	OLD/PR		200			200
4 Lean-To	F	8X60	480		C	2001AV		3840	.55		1730
5 Pole Build	M	60X90	5400		C	2001AV		64800	.55		29160
6 Shed		22X16	352		D	2006AV		3380	.50		1690
7 Flat Barn		30X60	1800		D	1950AV		17280	.80	.50	1730
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv					
C 14	GWB	GLYNWOOD SILT LOAM	4.7800	5400	25810	8370					
C 2	BOB	BLOUNT SILT LOAM, 2	3.4851	5770	20110	8230					
C 1	BOA	BLOUNT SILT LOAM 0-	8.1028	6030	48860	21550					
C 2	BOB	BLOUNT SILT LOAM, 2	19.0691	5770	110030	4390					
C 8	EE	EEL SILT LOAM, OCCA	.4554	5550	2530	1120					
C 14	GWB	GLYNWOOD SILT LOAM	40.1547	5400	216840	9240					
C 16	GVC2	GLYNWOOD CLAY LOAM	.6079	4750	2890	640					
C 39	PM	PEWAMO SILTY CLAY L	1.2595	6490	8170	4480					
W 1	BOA	BLOUNT SILT LOAM 0-	7.1522	3610	25820	5510					
W 2	BOB	BLOUNT SILT LOAM, 2	4.9980	3130	15640	2350					
W 8	EE	EEL SILT LOAM, OCCA	2.0812	3990	8300	3040					
W 14	GWB	GLYNWOOD SILT LOAM	9.3220	2830	26380	6990					
W 16	GVC2	GLYNWOOD CLAY LOAM	1.8910	1460	2760	440					
W 39	PM	PEWAMO SILTY CLAY L	1.1131	5370	5980	1860					
C 51	WSTL	WASTE LAND	3.9194	120	470	200					
670	HSITE	HOMESITE	1.0000	15000	15000	15000					
980	ROAD	ROAD	3.0140								
C 1	BOA	BLOUNT SILT LOAM 0-	11.4253	6030	68890	2630					
C 8	EE	EEL SILT LOAM, OCCA	.0509	5550	280	10					
C 39	PM	PEWAMO SILTY CLAY L	.1384	6490	900	490					
			124.02	605660	(100%)	96540	CAUV # 2700				
				211980	( 35%)	33790					