BLANCHARD TWP
RIVERDALE SD 00020

Hardin County, Ohio
Michael T. Bacon, Auditor

02-080011.0000 AGR
H03 2026

sale

2023 CHRISTOPHER STEVEN D		1994-12-07
2024 CHRISTOPHER STEVEN D		1994-12-07
2025 CHRISTOPHER STEVEN D		1994-12-07
2026 CHRISTOPHER STEVEN D &		1994-12-07 S PT SE 1/4 S10 124.02A
1657 CR 175		1WD
		$109,500
FOREST OH 45843		

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

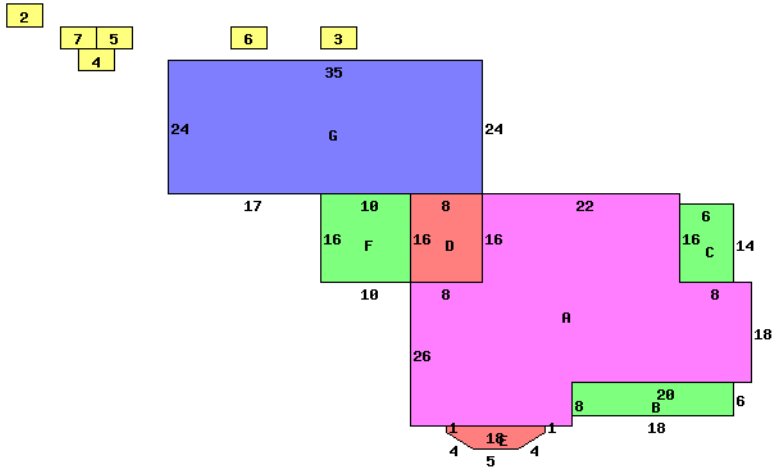
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	124.0200	124.0200	124.0200	124.0200	124.0200			
Land100%	605660	605660	605660	605660		605660	878170	878170
Bldg100%	182970	182970	182970	182970		182970	222770	222780
Totl100%	788630t	788630t	788630t	788630t		788630t	1100940t	1100950t
Cauv100%	81370	96540	96540	96540		605660	878170	86990
Tax Value:								
Land 35%	28480	33790	33790	33790		33790	30450	307360
Bldg 35%	64040	64040	64040	64040		64040	77970	77970
Totl 35%	92520t	97830t	97830t	97830t		97830t	108420t	385330t
Hmstd35%	55020	55020	55020	55020		55020	71320	
Owner Oc	42.10	42.06	41.98	41.98	41.98	hmstd 5250 l	49770 b	
Hmstd RB								
Net Tax	2656.04	2849.78	2844.76	2844.76	2844.76			
Cauv Sav	5940.00	5351.38	5267.32	5257.96				
Sp-Asmnt	167.12	163.12	191.66	191.66				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	B	M		1180		a	*MAIN
	OFP	P		108	3240	b	PORCH
	OFP	P		84	2520	c	PORCH
1	BR	A		128		d	ADDTN
1	B/C	A		35		e	ADDTN
	OFP	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	1WD	109500	0	97310
178	1	1991-03-18		1UN *	0	0	119430

Year	Land	Bldg	Total	Net Tax
2022	17890	51290	69180	2300.60
2021	17890	51290	69180	2513.26

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



1657 CR 175 45843

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	BRICK	1343	116670
	Full Upper	BRICK	2020	91200
	Basement		590	11230
	Subtotal			219100
Shingle	Roof	HIP		

B 1 2 U A

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%	1.6000

	Bldg Type	SHB+Cons		DixHt FtxFt	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		182020	
2	Pole Build			42X62	2604		C	2006AV	25000	.50	.50	6250	1 SIDE OPN
3	Shed	*SV	0	10X20	200			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	1	BOA	BLOUNT SILT LOAM 0-	7.9296	8740	69300	2550	20220
C	2	BOB	BLOUNT SILT LOAM, 2	19.0691	8370	159610	230	4390
C	8	EE	EEL SILT LOAM, OCCA	.4267	8050	3430	2340	1000
C	14	GWB	GLYNWOOD SILT LOAM	40.1547	7830	314410	230	9240
C	16	GYC2	GLYNWOOD CLAY LOAM	.6079	6890	4190	870	530
C	39	PM	PEWAMO SILTY CLAY L	1.2595	9410	11850	3450	4350
W	1	BOA	BLOUNT SILT LOAM 0-	7.1522	5230	37410	230	1650
W	2	BOB	BLOUNT SILT LOAM, 2	4.9980	4540	22690	230	1150
W	8	EE	EEL SILT LOAM, OCCA	2.0812	5790	12050	230	480
W	14	GWB	GLYNWOOD SILT LOAM	9.3220	4100	38220	230	2140
W	16	GYC2	GLYNWOOD CLAY LOAM	1.8910	2120	4010	230	440
W	39	PM	PEWAMO SILTY CLAY L	1.1131	7790	8670	230	260
C	51	WSTL	WASTE LAND	3.9194	170	670	50	200
	670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
	980	ROAD	ROAD	3.0140				
C	1	BOA	BLOUNT SILT LOAM 0-	11.4253	8740	99860	230	2630
C	8	EE	EEL SILT LOAM, OCCA	.0509	8050	410	230	10
C	39	PM	PEWAMO SILTY CLAY L	.1384	9410	1300	3450	480
C	14	GWB	GLYNWOOD SILT LOAM	4.7800	7830	37430	1630	7790
C	2	BOB	BLOUNT SILT LOAM, 2	3.4851	8370	29170	2230	7770
C	1	BOA	BLOUNT SILT LOAM 0-	.1732	8740	1510	2550	440
C	8	EE	EEL SILT LOAM, OCCA	.0287	8050	230	2340	70
				124.02		878170	(100%)	86990
						307360	(35%)	30450

CAUV # 2700