BLANCHARD TWP
RIVERDALE SD 00020

Hardin County, Ohio
Michael T. Bacon, Auditor

02-080011.0000 AGR
H03 2025

sale

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 &	1994-12-07 S PT SE 1/4 S10 124.02A
	1657 CR 175	1WD
		$109,500
	FOREST OH 45843	

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

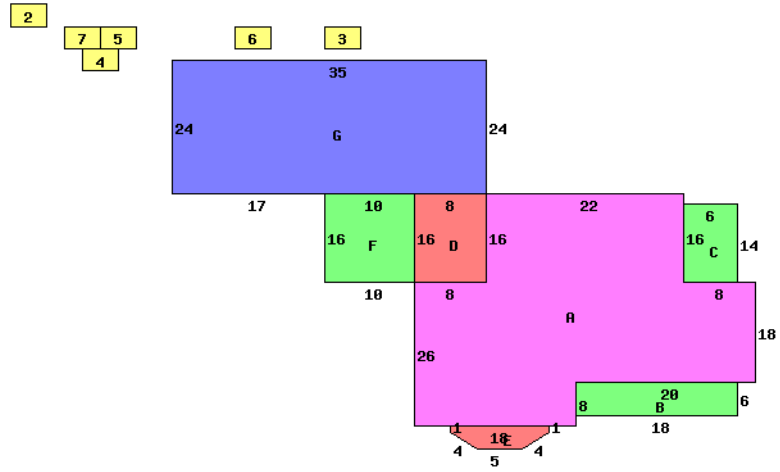
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	124.0200	124.0200	124.0200	124.0200	
Land100%	553000	605660	605660	605660	605660
Bldg100%	146540	182970	182970	182970	182960
Totl100%	699540t	788630t	788630t	788630t	788620t
Cauv100%	51110	81370	96540	96540	96540
Tax Value:					
Land 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		
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
2021	17890	51290	69180	2513.26
2020	17890	51290	69180	2519.48

p r o j e c t		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

Story Height 2

Floor Level

			Sq-Ft	Value
Main	BRICK		1343	116670
Full Upper	BRICK		2020	91200
Basement			590	11230
Subtotal				219100
Roof	HIP			

Shingle

*DWELLING COMPUTATIONS

	B	1	2	U	A
Plaster/Drywall		X	X		
Unfinished Wall	X				
Floor/Pine		X	X		
Number of Rooms	1	3	4		
Bedrooms			4		

Fireplaces	2000
Heating	-2380
Garages and Carports	23520
Extra Features	10560
Total Value	252800

Fireplace
Openings 1
Stacks 1
Central Heat X
FORCED AIR
Plumbing
Standard 1

PUB ELECTRIC
PRIV WATER
PRIV SEWER
PUB PAVED ST/RD
Topo: ROLLING

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	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			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-	8.1028	6030	48860	2660	21550
C	2	BOB	BLOUNT SILT LOAM, 2	19.0691	5770	110030	230	4390
C	8	EE	EEL SILT LOAM, OCCA	.4554	5550	2530	2460	1120
C	14	GWB	GLYNWOOD SILT LOAM	40.1547	5400	216840	230	9240
C	16	GYC2	GLYNWOOD CLAY LOAM	.6079	4750	2890	1050	640
C	39	PM	PEWAMO SILTY CLAY L	1.2595	6490	8170	3560	4480
W	1	BOA	BLOUNT SILT LOAM 0-	7.1522	3610	25820	770	5510
W	2	BOB	BLOUNT SILT LOAM, 2	4.9980	3130	15640	470	2350
W	8	EE	EEL SILT LOAM, OCCA	2.0812	3990	8300	1460	3040
W	14	GWB	GLYNWOOD SILT LOAM	9.3220	2830	26380	750	6990
W	16	GYC2	GLYNWOOD CLAY LOAM	1.8910	1460	2760	230	440
W	39	PM	PEWAMO SILTY CLAY L	1.1131	5370	5980	1670	1860
C	51	WSTL	WASTE LAND	3.9194	120	470	50	200
	670	HSITE	HOMESITE	1.0000	15000	15000	15000	15000
	980	ROAD	ROAD	3.0140				
C	1	BOA	BLOUNT SILT LOAM 0-	11.4253	6030	68890	230	2630
C	8	EE	EEL SILT LOAM, OCCA	.0509	5550	280	230	10
C	39	PM	PEWAMO SILTY CLAY L	.1384	6490	900	3560	490
C	14	GWB	GLYNWOOD SILT LOAM	4.7800	5400	25810	1750	8370
C	2	BOB	BLOUNT SILT LOAM, 2	3.4851	5770	20110	2360	8230

124.02	605660	(100%)	96540	CAUV # 2700
	211980	(35%)	33790	

Call Back: Sign: PSN Date: 2015-10-20 Lister: 02-080011.0000-v082020R