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

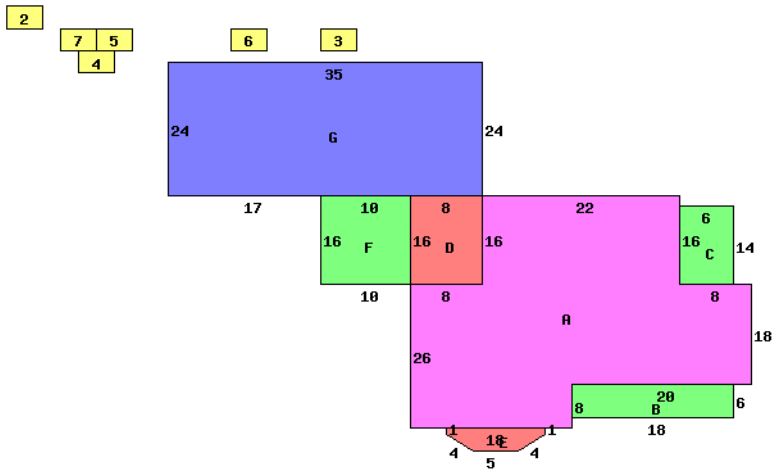
Tax Year	2022	2023	2024	2025	2025		CAMA
Prop Cls	111	111	111	111	111		111
Acres	124.0200	124.0200	124.0200	124.0200	124.0200		
Land100%	553000	605660	605660	605660	96540		605660
Bldg100%	146540	182970	182970	182970	182970		182960
Totl100%	699540t	788630t	788630t	788630t	279510t		788620t
Cauv100%	51110	81370	96540	96540			96540
Tax Value:							
Land 35%	17890	28480	33790	33790	33790		211980
Bldg 35%	51290	64040	64040	64040	64040		64040
Totl 35%	69180t	92520t	97830t	97830t	97830t		276020t
Hmstd35%	43990	55020	55020	55020	55020		
Owner Oc	38.74	42.10	42.06	41.98	41.98	hmstd 5250 l	49770 b
Hmstd RB							
Net Tax	2300.60	2656.04	2849.78	2844.76	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

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%	1.2500

	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
								211980	(35%)	33790

CAUV # 2700

Call Back: Sign: PSN Date: 2015-10-20 Lister: