

BLANCHARD TWP
RIVERDALE SD

00020

Hardin County, Ohio
Michael T. Bacon, Auditor

02-080011.0000
H03

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

Eff Rate:-	37.34	32.22	32.62	32.56	a/r
Tax Year	2022	2023	2024	2025	2025
Prop Cls	111	111	111	111	111
Acres	124.0200	124.0200	124.0200	124.0200	124.0200
Land100%	553000	605660	605660	605660	605660
Bldg100%	146540	182970	182970	182970	182970
Totl100%	699540t	788630t	788630t	788630t	788630t
Cauv100%	51110	81370	96540	96540	96540
Tax Value:					
Land 35%	17890	28480	33790	33790	33790
Bldg 35%	51290	64040	64040	64040	64040
Totl 35%	69180t	92520t	97830t	97830t	97830t
Hmstd35%	43990	55020	55020	55020	55020
Owner Oc	38.74	42.10	42.06	41.98	41.98
Hmstd RB					
Net Tax	2300.60	2656.04	2849.78	2844.76	2844.76
Cauv Sav	5940.00	5351.38	5267.32	5257.96	5257.96
Sp-Asmnt	66.38	167.12	163.12	191.66	191.66

CAMA
111

605660
222780
828440t
96540

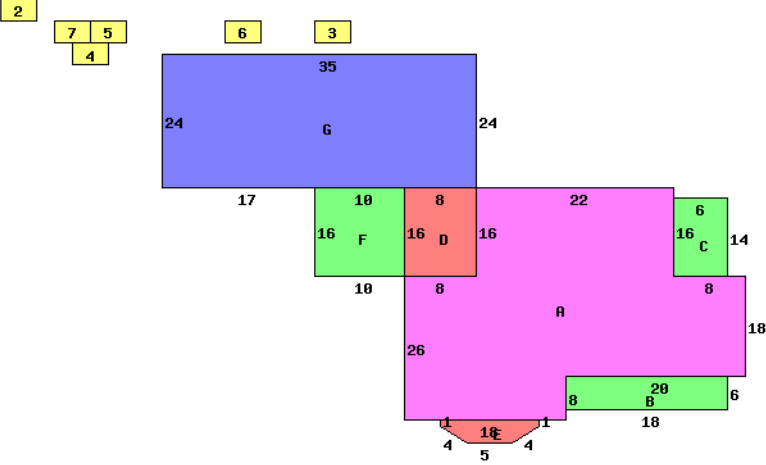
211980
77970
289950t

hmstd 5250 l 49770 b

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

Sale# 1137 178	#p 1	sale date 1994-12-07 1991-03-18	To CHRISTOPHER STEVEN D & J	Type/Invalid? 1UN *	Sale\$ 109500 0	co:land 0	co:bldg 97310 119430
Year 2021 2020	Land 17890	Bldg 51290 51290	Total 69180	Net Tax 2513.26 2519.48			

p r o j e c t		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			



1657 CR 175 45843

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	B 1 2 U A
Unfinished Wall	X X
Floor/Pine	X X
Number of Rooms	1 3 4
Bedrooms	4
Fireplace	PUB ELECTRIC
Openings	PRIV WATER
Stacks	PRIV SEWER
Central Heat	PUB PAVED ST/RD
FORCED AIR	Topo: ROLLING
Plumbing	
Standard	1
	Neighborhood: Code: 100 Dwl/Gar/NC% 1.6000

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		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	6030	47820	2660	21090				
C 2	BOB	BLOUNT SILT LOAM, 2	19.0691	5770	110030	230	4390				
C 8	EE	EEL SILT LOAM, OCCA	.4267	5550	2370	2460	1050				
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				
C 1	BOA	BLOUNT SILT LOAM 0-	.1732	6030	1040	2660	460				
C 8	EE	EEL SILT LOAM, OCCA	.0287	5550	160	2460	70				

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