BLANCHARD TWP
RIVERDALE SD 00020

Hardin County, Ohio
Michael T. Bacon, Auditor

02-090006.0000 RES
I21 2025

sale

2022 FISHER WARREN & JANE	1998-08-17	
2023 FISHER WARREN & JANE	1998-08-17	
2024 FISHER GIDEON R TRUST	2023-10-20	
2025 FISHER GIDEON R TRUSTEE	2023-10-20 N 1/2 NE 1/4 S15	4.081A
2087 CR 175	1WD	
	$0	
FOREST OH 45843		

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

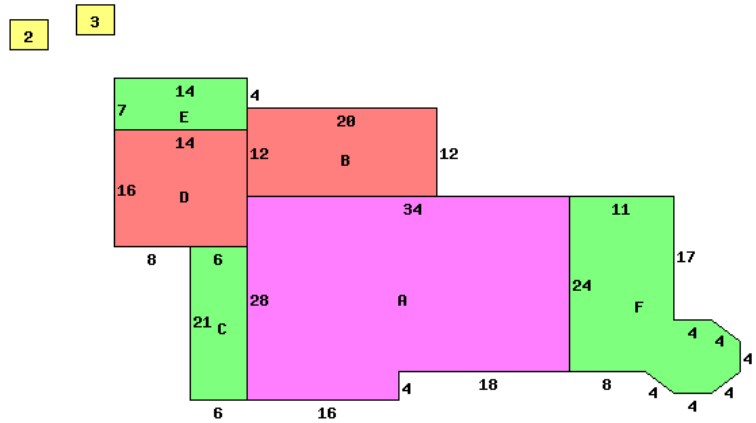
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	4.0800	4.0800	4.0800	4.0800	
Land100%	20430	28030	28030	28030	28030
Bldg100%	88970	109510	109510	109510	109520
Totl100%	109400t	137540t	137540t	137540t	137550t
Cauv100%					
Tax Value:					
Land 35%	7150	9810	9810	9810	9810
Bldg 35%	31140	38330	38330	38330	38330
Totl 35%	38290t	48140t	48140t	48140t	48140t
Hmstd35%	34250			42020	
Owner Oc	30.16	32.16		32.06	hmstd 5250 l 36770 b
Hmstd RB					
Net Tax	1264.64	1371.74	1423.02	1388.44	
Sp-Asmnt	21.00	25.00	21.00	24.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		880		a	*MAIN
1	F/C	A		240		b	ADDTN
	OFP	P		126	3780	c	PORCH
1	F/C	A		224		d	ADDTN
	EFP	P		98	3920	e	PORCH
	DK	P		330	4950	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
442	1	2023-10-20	FISHER GIDEON R TRUSTEE	1WD	*	0	20430	88970
479	1	1998-08-17	FISHER WARREN & JANE ANN	1SD		111000	14830	42770
518	1	1992-06-08		1UN	*	0	0	47510
879	1	1990-10-31		1UN	*	0	0	47510
836	0	1985-11-20			*	55500	0	52310

Year	Land	Bldg	Total	Net Tax
2021	7150	31140	38290	1381.46
2020	7150	31140	38290	1384.90

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			



2087 CR 175 45843

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1344	107720
	Part Upper	FRAME	880	37000
	Basement		440	8460
	Subtotal			153180
Metal	Roof	GABLE		

	B	1	2	U	A		
Plaster/Drywall		X	X			Plumbing	2100
Unfinished Wall	X					Extra Features	12650
Floor/Pine		X	X			Total Value	167930
Floor/Carpet		X					
Number of Rooms		1	4	4		PUB ELECTRIC	
Bedrooms			4			PRIV WATER	
						PRIV SEWER	
Central Heat		A				PUB PAVED ST/RD	
FORCED AIR							
Plumbing						Neighborhood:	
Standard		1				Code:	100
Extra 3 Fixture		1				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	1HB F		2224		C-	OLD/GD	151140	.40	.10	102020
2	Bank Barn		38X70	2660		D	OLD/AV	25540	.65	.50	4470
3	Garage	M 0	14X18	252		C	OLD/GD	6050	.60		3030
4	POND	*.36AC		0			OLD/AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				15000	15000	15000	15000
small acreage	3.0800				5000	4230	13030	13030

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