BLANCHARD TWP
RIVERDALE SD 00020

Hardin County, Ohio
Michael T. Bacon, Auditor

02-090016.0000 RES
I20 2026

sale

2023 HIPSHER WESLEY & MELI	1993-08-31	
2024 HIPSHER WESLEY & MELI	1993-08-31	
2025 HIPSHER WESLEY & MELI	1993-08-31	
2026 HIPSHER WESLEY & MELIND	1993-08-31 PT NE 1/4 NE 1/4 S15	
2195 CR 175	1SD 3.232A	
	$7,350	
DUNKIRK OH 45836		

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

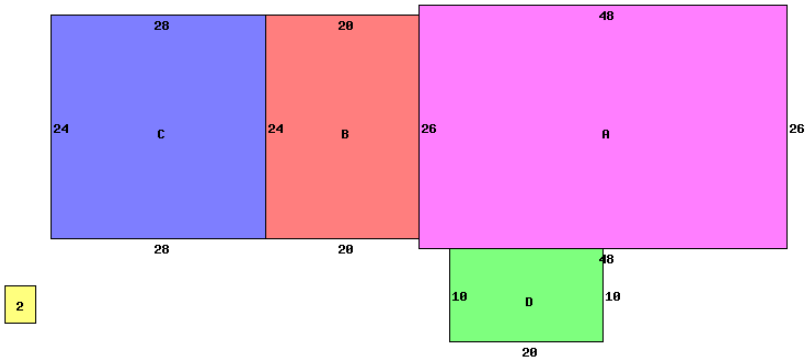
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	3.2300	3.2300	3.2300	3.2300	3.2300			
Land100%	26140	26140	26140	26140		26140	28400	28400
Bldg100%	131460	131460	131460	131460		131460	168260	168260
Totl100%	157600t	157600t	157600t	157600t		157600t	196660t	196660t
Cauv100%								
Tax Value:								
Land 35%	9150	9150	9150	9150		9150	9940	9940
Bldg 35%	46010	46010	46010	46010		46010	58890	58890
Totl 35%	55160t	55160t	55160t	55160t		55160t	68830t	68830t
Hmstd35%	51260	51260	51260	51260		51260	64930	
Owner Oc	39.22	39.20	39.12	39.12	39.12	hmstd 5250 l	46010 b	
Hmstd RB								
Net Tax	1569.40	1591.34	1588.52	1588.52	1588.52			
Sp-Asmnt	22.00	18.00	21.00	21.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1248		a	*MAIN
1	F/C	A		480		b	ADDTN
	F	G		672	16130	c	GRAGE
	OFP	P		200	6000	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
787	1	1993-08-31	HIPSHER WESLEY & MELINDA	1SD	7350	5310	0

Year	Land	Bldg	Total	Net Tax
2022	6750	38170	44920	1481.48
2021	6750	38170	44920	1618.36

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



2195 CR 175 45836

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height				
Floor Level	Main	FRAME	1728	127670
	Subtotal			127670
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Garages and Carports	16130
Floor/Carpet	X	Extra Features	6000
Floor/Tile-Lino	T	Total Value	149800
Number of Rooms	9		
Bedrooms	3	PUB ELECTRIC	
		PRIV WATER	
Central Heat	A	PRIV SEWER	
ELECTRIC		PUB PAVED ST/RD	
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	1 F		1728		C-	1994GD	134820	.22		168260
2	Shed	*PP	8X10	80			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	2.2300				5000	5000	11150	11150

Call Back: Sign: PSN Date: 2015-10-20 Lister: 02-090016.0000-v082020R