

# Hancock County, Ohio - Property Record Card, Page 1

Parcel: 170000039860

Map Number: 291102402025000

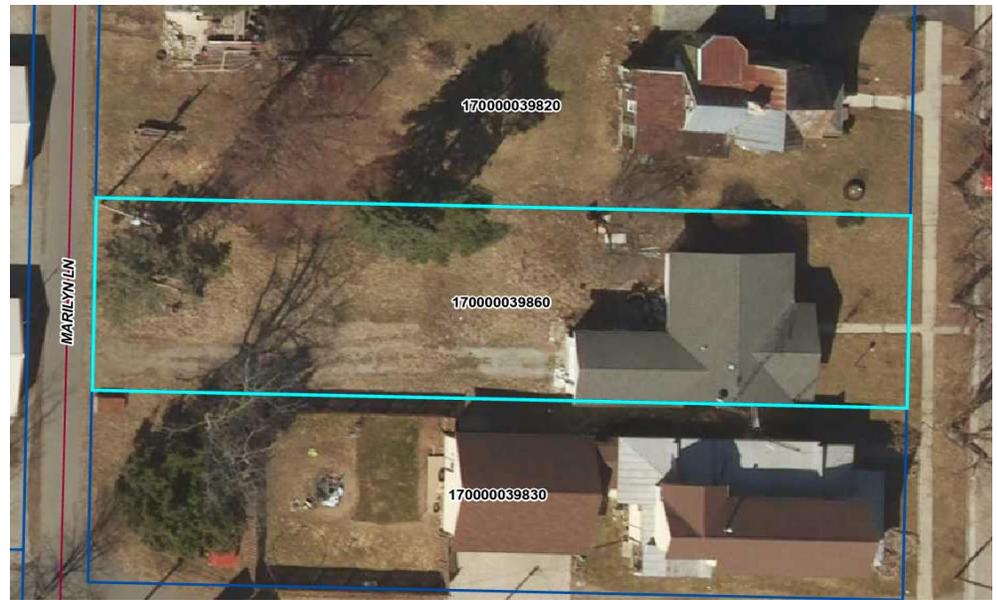
## GENERAL PARCEL INFORMATION

Owner SHEPHERD MARCUS J  
 Property Address 307 S MAIN ST MT BLANCHARD OH 45867  
 Mailing Address SHEPHERD MARCUS J  
 307 S MAIN ST PO BOX 125  
 MOUNT BLANCHARD OH 45867  
 Land Use 511 RESIDENTIAL DWELLING UNPLATTED LAND 0 TO 9.99 ACRES  
 Legal Description T2S R11 S02  
 PT E PT NE1/4 S MAIN ST  
 50X200 SE1/4  
 School District RIVERDALE LSD  
 Tax District 17 Delaware Township - Mt Blanchard Corp/Riverdale LSD

## VALUATION

	Appraised	Assessed
Land Value	\$13,890	\$4,860
Improvements Value	\$91,180	\$31,910
Total Value	\$105,070	\$36,770
Taxable Value	\$36,770	
Net Annual Tax:	\$1,107	
Tot Amt Collected:	\$0	

## MAP



## AGRICULTURAL

Code	Soil	Acres	Rate	Appraised	Assessed	CAUV Rate	CAUV Value	Taxable
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Totals:

## LAND

Code	Frontage	Depth	Rate	Total	Value	Acres
F - FRONT	50	200/0	\$192	\$13,890	\$13,890	0.2296

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**SALES**

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Sale Date	Sale Amount	Buyer	Conv.	Notes
6/9/2023	\$0	SHEPHERD MARCUS J	486	2603/3856
1/26/2004	\$77,500	SHEPHERD RONDA	80	
7/2/2001	\$68,100	BENDER AMBER M	929	
6/1/1990	\$0	STUCKEY SHARON S	392	
6/1/1990	\$0	STUCKEY SHARON S	391	
11/23/1987	\$36,000	COLE DORTHA	1797	
12/21/1983	\$32,000	DECKER DOUGLAS A &	2399	
7/1/1983	\$0	ROSE F RICHARD ETAL	1190	
7/1/1983	\$0	ROSE F RICHARD ETAL	0	

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**COMMENTS**

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Type	Description
Back of Card	TRM=BRK 36x9; 10 REVAL CHG GRADE FROM C TO D+

# Hancock County, Ohio - Property Record Card, Page 3

Parcel: 170000039860

Map Number: 291102402025000

## GENERAL PARCEL INFORMATION

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 Land Use: 511 RESIDENTIAL DWELLING UNPLATTED LAND 0 TO 9.99 ACRES  
 Legal Description: T2S R11 S02  
 PT E PT NE1/4 S MAIN ST  
 50X200 SE1/4  
 School District: RIVERDALE LSD  
 Tax District: 17 Delaware Township - Mt Blanchard Corp/Riverdale LSD

## VALUATION

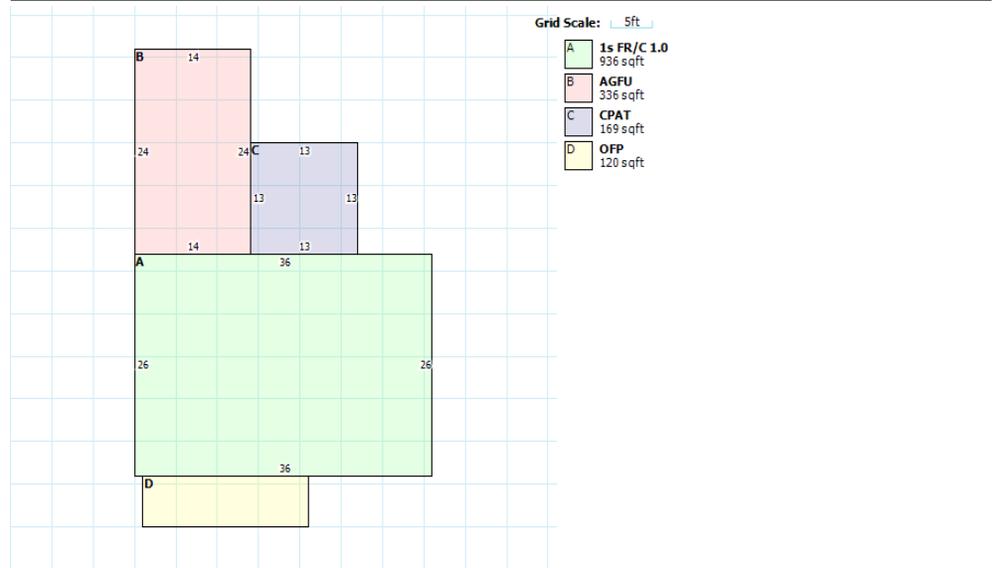
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Land Value	\$13,890	\$4,860
Improvements Value	\$91,180	\$31,910
Total Value	\$105,070	\$36,770

Taxable Value: \$36,770  
 Net Annual Tax: \$1,107  
 Tot Amt Collected: \$0

## RESIDENTIAL

Number Of Stories: 1  
 Year Built: 1970  
 Year Remodeled:  
 Grade: D+  
 Condition: A  
 Occupancy: SINGLE FAMILY  
 Construction: WOOD BRICK  
 RoofType: GABLE  
 RoofMaterial: SHINGLES  
 Total Area: 936  
 Living Area: 936  
 Finished Basement Area: 0  
 Air Conditioned Area: 936  
 Unheated Area: 0  
 Total Rooms: 4  
 Total Bedrooms: 2  
 Total Full Baths (Including Base Plumbing): 1  
 Total Half Baths: 0  
 Extra Plumbing Fixtures: 0  
 Value: \$91,180

## SKETCH

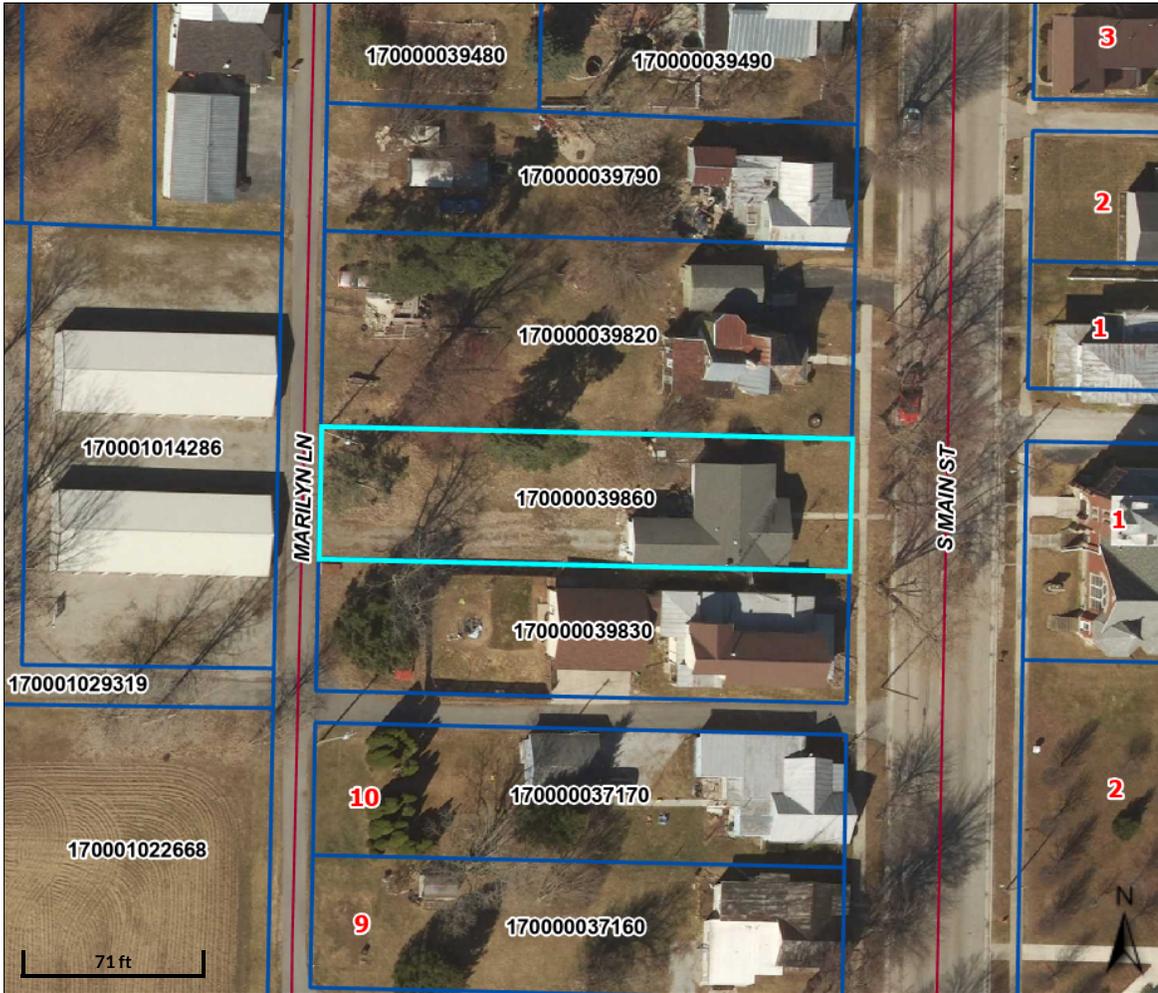


## RESIDENTIAL DETAIL

Floor	Area	Construction	Rooms	Bedrooms	Full Baths	Half Baths	Fireplaces
1	936	FR	4	2	1	0	0

## IMPROVEMENTS

Description	Stories	Area	Grade	Year Built	Value
SD SHED - FRAME		64	C	OLD	\$0



### Overview



### Legend

- County Outlines
  - Hancock
  - <all other values>
- Parcels
  - Parcels
- Parcel Numbers
  - 1
- Road Centerlines
  - Road Centerlines
- Corporate Limits
  - Corporate Limits
- Low Level
  - 1
- Lot Numbers
  - 1

**Parcel ID** 170000039860 **Alternate ID** 291102402025000  
**Sec/Twp/Rng** n/a  
**Property Address** 307 S MAIN ST MT BLANCHARD  
**Class** 511 RESIDENTIAL DWELLING UNPLATTED LAND 0 TO 9.99 ACRES  
**Acreage** n/a  
**District** 17 Delaware Township - Mt Blanchard Corp/Riverdale LSD  
**Brief Tax Description** T2S R11 S02 PT E PT NE1/4 S MAIN ST 50X200 SE1/4  
(Note: Not to be used on legal documents)

**Owner Address** SHEPHERD MARCUS J  
 307 S MAIN ST PO BOX 125  
 MOUNT BLANCHARD OH  
 45867

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