

Rural Residence

RESIDENTIAL

20913 STATE ROUTE 235

BLUFFTON, OH 45817

\$583,656 TopHap Estimate · \$317 / ft² · confidence 86 · as of Jul 14, 2026

4

BEDS

1

BATHS

1,840 ft²

LIVING AREA

59.49 ac

LOT SIZE

1900

YEAR BUILT

1

STORIES

10

ROOMS

5

PARKING

VALUATION

\$584K

\$504K low

\$663K high

Last Sale

\$550,000 · Sep 24, 2025

Est. Owner Equity

\$29,259

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax

\$3,007 (2025)

Assessed Value

\$101,120

Previous Assessed

\$75,300

Assessor Market Value

\$625,760

PROPERTY FACTS

Property Type	Rural Residence
County	HANCOCK
Lot (acres)	59.49
Construction	Frame (Unspecified)
Roof	Shingle
Heating	Central
Garage	Mixed
Pool	No

Porch · 234 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 22, 2025	Resale	Warranty Deed	\$550,000	\$299	\$554K
Sep 11, 2025	Financing	Certificate Of Transfer			
Feb 12, 2025	Financing	Transfer On Death Deed			
Feb 12, 2025	Financing	Intrafamily Transfer			
Sep 11, 2007	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cory-Rawson High School	Middle	7–12	5.0 mi
Cory-Rawson Elementary School	Elementary	KG–6	5.0 mi

District: Cory-Rawson Local School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 45817

65 CRIME INDEX	185 AIR POLLUTION	6,604 POPULATION	\$82K MEDIAN IN-COME	50°F AVG TEMP	51% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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