JACKSON TWP
RIVERDALE SD 00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-010027.0000 RES
E16 2025

sale

2022	CURTIN KAREN S	2012-01-19
2023	CURTIN KAREN S	2012-01-19
2024	CURTIN KAREN S	2012-01-19
2025	PRICE STEVEN L & L DONN	2024-03-29 PT N2 SE4 S1 1.00A
	0693 TR 195	1WD
		$17,000
	FOREST OH 45843	

Orig Tax Year 1996
Parent: 20-010009.0000

Eff Rate: – 38.35 — 33.09 — 33.46 — 33.41 — a/r

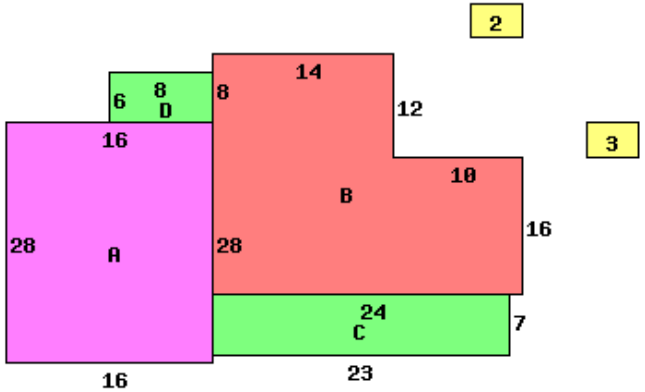
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	1.0000	1.0000	1.0000	1.0000	
Land100%	12600	15000	15000	15000	15000
Bldg100%	49310	57660	57660	57660	57660
Totl100%	61910t	72660t	72660t	72660t	72660t
Cauv100%					
Tax Value:					
Land 35%	4410	5250	5250	5250	5250
Bldg 35%	17260	20180	20180	20180	20180
Totl 35%	21670t	25430t	25430t	25430t	25430t
Hmstd35%					
Owner Oc	17.84	18.48	18.46		
Hmstd RB					
Net Tax	741.84	749.00	758.68	775.96	
Sp-Asmnt	18.00	22.00	18.00	18.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		448		a	*MAIN
1	F/C	A		552		b	ADDTN
	OP	P		161	4830	c	PORCH
	OP	P		48	1440	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
118	1	2024-03-29	PRICE STEVEN L & L DONNA	1WD	17000	15000	57660
140	1	2024-03-20	CURTIN TIMOTHY	1CT *	0	15000	57660
24	1	2012-01-19	CURTIN KAREN S	1WD	50000	10510	51940
889	1	1995-09-19	BUERGER JOHN C & KELLY J	1WD	48000	0	0

Year	Land	Bldg	Total	Net Tax
2021	4410	17260	21670	807.92
2020	4410	17260	21670	809.84

p r o j e c t		ben acres	/ %	factor
921 BLANCHARD RIVER MAINT	XA/2023			
500 HARDIN COUNTY LANDFILL	XA/2025			



0693 TR 195 45843

Occupancy 1 Single Family

Story Height 2

Floor Level			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	1000	104980
	Full Upper	FRAME	448	40160
	Basement		448	8610
	Subtotal			153750
Metal	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall	P	P			
Panelled Wall	X	X			
Unfinished Wall	X				
Floor/Hardwood	X				
Floor/Carpet	X				
Floor/Tile-Lino	L				
Number of Rooms	1	5	2		
Bedrooms	1	2			
Central Heat	A				
FORCED AIR					
Central A/C	A				
Plumbing					
Standard	1				

Air Conditioning	2580
Extra Features	6270
Total Value	162600

PUB ELECTRIC
PRIV WATER
PRIV SEWER
PUB PAVED ST/RD

Neighborhood:
Code: 2000
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	2 B F		1448		C-	1920FR	146340	.65	.15	54420
2	Garage	CB 0	18X20	360		C	OLD/FR	8640	.70		3240
3	Shed	*PP	8X12	96			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				15000	15000	15000	15000

Call Back: Sign: PSN Date: 2015-11-04 Lister: 20-010027.0000-v082020R