JACKSON TWP
RIVERDALE SD 00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-020001.0000 AGR
E26 2025

sale

2022 FREDERICK ROSE M	2009-03-02	
2023 FREDERICK ROSE M	2009-03-02	
2024 FREDERICK ROSE M	2009-03-02	
2025 FREDERICK ROSE M	2009-03-02	PT E1/2 NW1/4 S2 79.30A
16286 CR 10	1CT	
	$0	
FOREST OH 45843		

2026 MOORE JEFFREY L& TINA M	2025-11-20	
16286 CR 10	1WD	
FOREST OH 45843		

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

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	79.3000	79.3000	79.3000	79.3000	
Land100%	381060	417710	417710	417710	417700
Bldg100%	71740	115910	115910	115910	115920
Totl100%	452800t	533630t	533630t	533630t	533620t
Cauv100%	86170	173460	173460	173460	173450
Tax Value:					
Land 35%	30160	60710	60710	60710	146200
Bldg 35%	25110	40570	40570	40570	40570
Totl 35%	55270t	101280t	101280t	101280t	186770t
Hmstd35%	24450	39870	39870	39870	
Owner Oc	20.12	28.98	28.94	28.88	hmstd 5250 l 34620 b
Hmstd RB	299.56	270.10	292.34	302.34	
Net Tax	1617.94	2757.56	2773.84	2759.14	
Cauv Sav	3618.22	2580.10	2612.54	2608.52	
Sp-Asmnt	140.18	152.18	180.90	180.90	

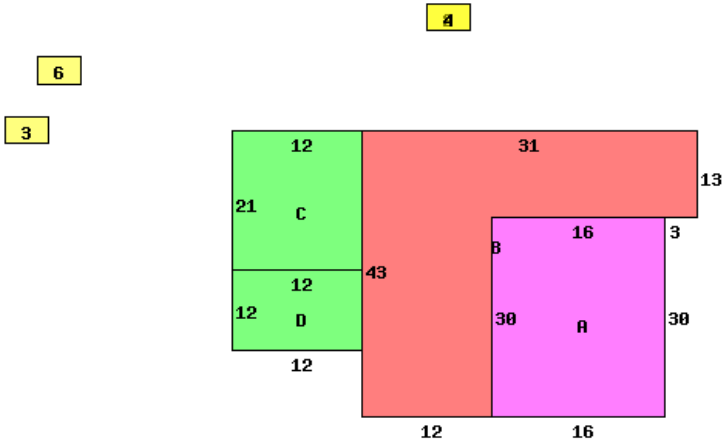
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		480		a	*MAIN
1	F/C	A		763		b	ADDTN
	EFP	P		252	10080	c	PORCH
	OP	P		144	4320	d	PORCH

#: 4 5 L/W
gas fireplace
200200040000 40.00a
200200050000 20.00a

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
513	1	2025-11-20	MOORE JEFFREY L & TINA M	1WD	*	0	417710	115910
527	1	2025-11-20	MOORE TINA M & JEFFREY L	1WD		266810	417710	115910
302	1	2025-07-03	MOORE TINA M & TAMRA TRAU	1CT	*	0	417710	115910
64	1	2009-03-02	FREDERICK ROSE M	1CT	*	0	148890	34710
198	0	1988-03-18			*	33832	0	92510
683	0	1986-08-26			*	0	0	156400

Year	Land	Bldg	Total	Net Tax
2021	30160	25110	55270	1762.46
2020	30160	25110	55270	1766.52

	p r o j e c t		ben acres	/ %	factor
169	KEIPER JOINT - BLANCHARD	XA/2025			
497	KEIPER JT DITCH - HANCOCK CO	XA/2015			
921	BLANCHARD RIVER MAINT	XA/2023			
500	HARDIN COUNTY LANDFILL	XA/2025			



16286 CR 10 45843

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1243	106430
	Part Upper	FRAME	480	25700
	Subtotal			132130
Shingle	Roof	GABLE		

B 1 2 U A

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1H F/C		1723		C-	OLD/GD	131880	.40		98910
2	Flat Barn		52X44	2288		D	OLD/FR	21970	.80	.50	2200
3	Pole Build		56X36	2016		C	2009AV	24190	.40		14510
4	Lean-To	*SV	12X22	264			OLD/FR	300			300
6	Shed	*NV 0	10X14	140			1973FR	0			0

Plaster/Drywall	P P	Extra Features	14400
Panelled Wall	X	Total Value	146530
Floor/Carpet	X X		
Number of Rooms	4 2	PUB ELECTRIC	
Bedrooms	1 2	PRIV WATER	
		PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
FORCED AIR			
Plumbing		Neighborhood:	
Standard	1	Code:	2000
		Dwl/Gar/NC%	1.2500

Tab #	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	31.3749	6030	189190	2660	83460
C 52	PKA	PEWAMO SICL 0-1% SL	11.9489	6490	77550	3560	42540
W 1	BOA	BLOUNT SILT LOAM 0-	27.8914	3610	100690	770	21480
W 52	PKA	PEWAMO SICL 0-1% SL	6.5672	5370	35270	1670	10970
670	HSITE	HOMESITE	1.0000	15000	15000	15000	15000
980	ROAD	ROAD	.5176				
			79.3		417700	(100%)	173450
					146200	(35%)	60710

CAUV # 4724

Call Back: Sign: PSN Date: 2015-11-04 Lister: 20-020001.0000-v082020R