

JACKSON TWP
RIVERDALE SD

00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-020001.0000
E26

AGR
2025

sale

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

| | | | | | |
|------|------------------|------------|------------------|--------|--|
| 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 | ICT | | | |
| | FOREST OH 45843 | \$0 | | | |

| | | | | | |
|----------|---------|---------|---------|---------|---------|
| 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 |

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

| | | | | | |
|------------|---------|---------|---------|---------|---------|
| 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 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 | |

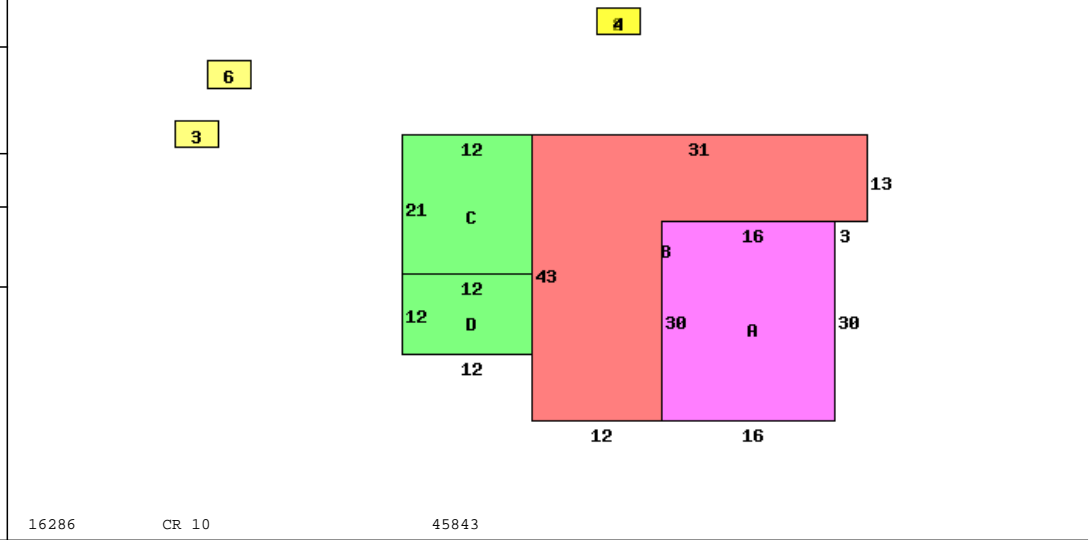
| | | | | | | | |
|------|------|------|------|-------|-------|---|-------|
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
| 1H | F/C | M | | 480 | | b | ADDTN |
| 1 | F/C | A | | 763 | | c | PORCH |
| | EPF | P | | 252 | 10080 | d | PORCH |
| | OP | P | | 144 | 4320 | | |

#: 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 | LWD * | 0 | 417710 | 115910 |
| 527 | 1 | 2025-11-20 | MOORE TINA M & JEFFREY L | LWD | 266810 | 417710 | 115910 |
| 302 | 1 | 2025-07-03 | MOORE TINA M & TAMRA TRAU | ICT * | 0 | 417710 | 115910 |
| 64 | 1 | 2009-03-02 | FREDERICK ROSE M | ICT * | 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 |

| Project | | 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 | | | |
| 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 |

| Bldg Type | SHB+Cons | DixHt | Unit | Grade | Blt/Renov | Replace | Phy | Fnc | True |
|--------------|-------------------------|---------|--------|--------|-----------|---------|-----|--------|-------|
| 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 |
| 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 | | CAUV # | 4724 |
| | | | | 146200 | (35%) | 60710 | | | |

Call Back:

Sign: PSN Date: 2015-11-04 Lister:

20-020001.0000-v082020R