

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 5250 1 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	

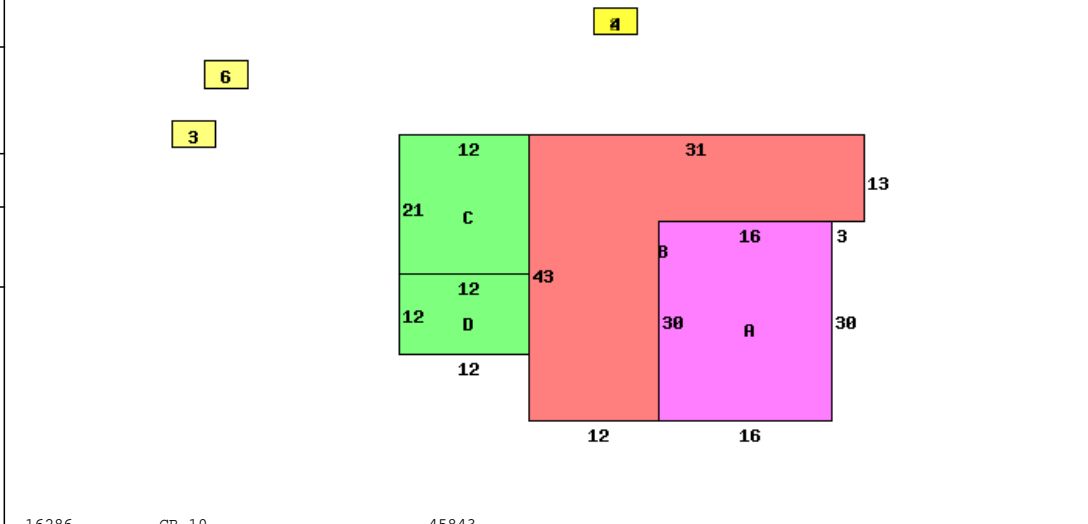
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1H	F/C	M		480		b	ADDTN
1	F/C	A		763		c	PORCH
	EPF	P		252	10080	d	PORCH
	OP	P		144	4320		

#: 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	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
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