JACKSON TWP
RIVERDALE SD 00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-020001.0000 AGR
E26 2026

sale

2023 FREDERICK ROSE M	2009-03-02	
2024 FREDERICK ROSE M	2009-03-02	
2025 FREDERICK ROSE M	2009-03-02	
2026 FREDERICK ROSE M	2009-03-02 PT E1/2 NW1/4 S2	79.30A
16286 CR 10	1CT	
	$0	
FOREST OH 45843		

2027 MOORE JEFFREY L & TINA	2025-11-20	
16286 CR 10	1WD	
FOREST OH 45843		

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	79.3000	79.3000	79.3000	79.3000	79.3000			
Land100%	417710	417710	417710	417710		417710	605430	605440
Bldg100%	115910	115910	115910	115910		115910	143630	143620
Totl100%	533630t	533630t	533630t	533630t		533630t	749060t	749060t
Cauv100%	173460	173460	173460	173460		417710	605430	150910
Tax Value:								
Land 35%	60710	60710	60710	60710		60710	52820	211900
Bldg 35%	40570	40570	40570	40570		40570	50270	50270
Totl 35%	101280t	101280t	101280t	101280t		101280t	103090t	262170t
Hmstd35%	39870	39870	39870	39870		39870	51920	
Owner Oc	28.98	28.94	28.88	28.88	28.88	hmstd 5250 l	34620 b	
Hmstd RB	270.10	292.34	302.34	302.34	302.34			
Net Tax	2757.56	2773.84	2759.14	2759.14	2759.14			
Cauv Sav	3618.22	2580.10	2612.54	2608.52				
Sp-Asmnt	152.18	180.90	180.90	180.90				

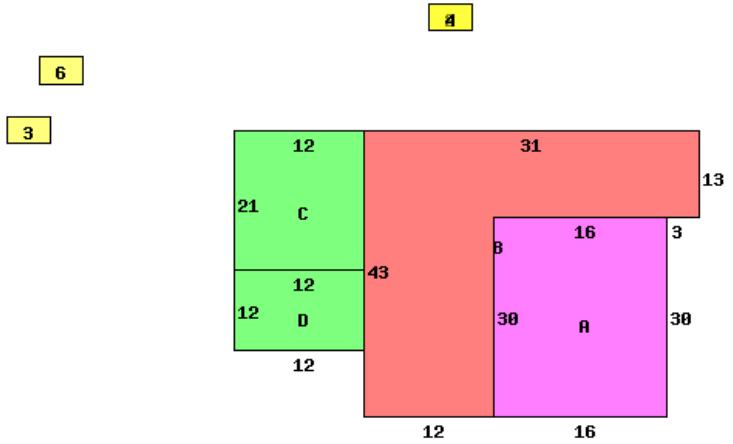
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		480		a	*MAIN
1	F/C	A		763		b	ADDTN
	EFP	P		252	10080	c	PORCH
	OP	P		144	4320	d	PORCH

#: 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
2022	30160	25110	55270	1617.94
2021	30160	25110	55270	1762.46

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

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%	1.6000

	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		126610
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	8740	274220	2550	80010
C 52	PKA	PEWAMO SICL	0-1% SL	11.9489	9410	112440	3450	41220
W 1	BOA	BLOUNT SILT LOAM	0-	27.8914	5230	145870	230	6420
W 52	PKA	PEWAMO SICL	0-1% SL	6.5672	7790	51160	230	1510
670	HSITE	HOMESITE		1.0000	21750	21750	21750	21750
980	ROAD	ROAD		.5176				
				79.3		605440	(100%)	150910
						211900	(35%)	52820

CAUV # 4724

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