

JACKSON TWP
RIVERDALE SD

Hardin County, Ohio
Michael T. Bacon, Auditor

20-020023.0000
E32

RES
2025

00190

sale

2022 LOBDELL MARY & AUSTIN
2023 GUIDER PENNY L & MARV
2024 GUIDER PENNY L & MARV
2025 GUIDER PENNY L & MARVIN
0466 CR 175

2017-09-07
2022-08-03
2022-08-03
2022-08-03 PT S2 SW4 NW4 S2 2.00A
1SD
\$300,000

FOREST OH 45843

Orig Tax Year 2002
Parent: 20-020017.0000

Eff Rate:- 38.35 — 33.09 — 33.46 — 33.41 — a/r
Tax Year 2022 2023 2024 2025
Prop Cls 511 511 511 511
Acres 2.0000 2.0000 2.0000 2.0000
Land100% 15600 20000 20000 20000
Bldg100% 231740 255740 255740 255740
Totl100% 247340t 275740t 275740t 275740t
Cauv100%

CAMA
511
20000
255740
275740t

Tax Value:
Land 35% 5460 7000 7000 7000
Bldg 35% 81110 89510 89510 89510
Totl 35% 86570t 96510t 96510t 96510t
Hmstd35% 85080 85080 85080 85080
Owner Oc 61.84 61.76 61.64
Hmstd RB
Net Tax 3034.90 2850.86 2887.56 2883.16

hmstd 5250 l 79830 b

Sp-Asmnt 21.08 25.08 22.11 22.11

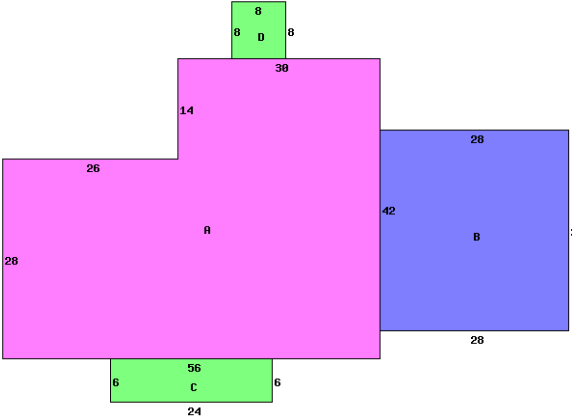
SHB+ 1 B
CONS F F OFP DK
TYPE M G P
FACT 1988 784 144 64
SQ-FT 1988 784 144 64
VALUE 18820 4320 960

a *MAIN
b GRAGE
c PORCH
d PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
398	1	2022-08-03	GUIDER PENNY L & MARVIN L	1SD	300000	15600	206490
438	1	2017-09-07	LOBDELL MARY & AUSTIN L I	1SD	195000	13510	158940
32	1	2012-01-26	BROWN LARRY A & BARBARA A	1SD *	0	13510	158940
107	1	2001-03-14	BROWN LARRY	1WD *	0	0	0

Year	Land	Bldg	Total	Net Tax
2021	5460	72270	77730	2968.74
2020	5460	72270	77730	2975.64

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



0466 CR 175 45843

Occupancy 1 Single Family
Story Height 1
Floor Level
Main Basement Subtotal
Roof
Shingle
Plaster/Drywall
Unfinished Wall
Floor/Carpet
Floor/Concrete
Floor/Tile-Lino
Number of Rooms
Bedrooms
Central Heat
FORCED AIR
Central A/C
Plumbing
Standard
Extra 3 Fixture
Extra 2 Fixture

FRAME
GABLE
B 1 2 U A

*DWELLING COMPUTATIONS
Sq-Ft Value
1988 137030
1988 36640
173670
Air Conditioning 3520
Plumbing 3500
Garages and Carports 18820
Extra Features 5280
Total Value 204790
PUB ELECTRIC
PRIV WATER
PRIV SEWER
PUB PAVED ST/RD
Neighborhood:
Code: 2000
Dwl/Gar/NC% 1.2500

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 B F	1988	1988		C+	2001GD		225270	.19		228090
2 Garage		24X48	1152		C	2017AV		27650	.20		27650
3 Shed	*PP	8X8	64			2017AV		0			0

homesite	effective	depth	depth	actual	effective	extended	true
small acreage	frontage		factor	rate	rate	value	value
	1.0000			15000	15000	15000	15000
	1.0000			5000	5000	5000	5000