JACKSON TWP
RIVERDALE SD 00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-020023.0000 RES
E32 2026

sale

2023	GUIDER PENNY L & MARV	2022-08-03
2024	GUIDER PENNY L & MARV	2022-08-03
2025	GUIDER PENNY L & MARV	2022-08-03
2026	GUIDER PENNY L & MARVIN	2022-08-03 PT S2 SW4 NW4 S2 2.00A
	0466 CR 175	1SD
		$300,000
	FOREST OH 45843	

Orig Tax Year 2002
Parent: 20-020017.0000

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

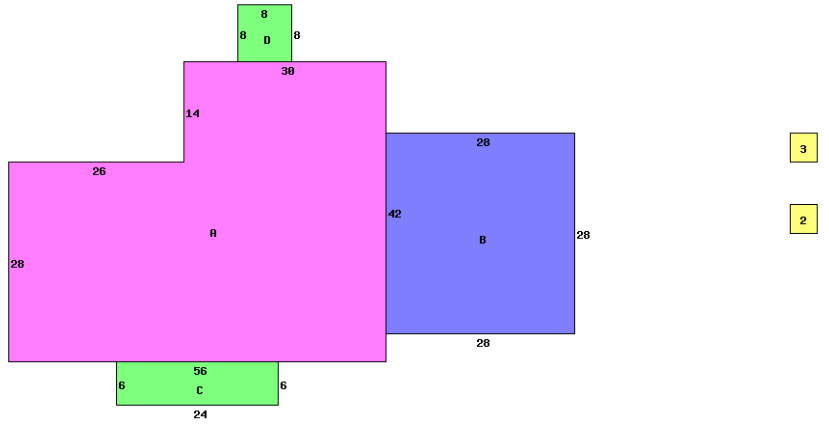
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	2.0000	2.0000	2.0000	2.0000	2.0000			
Land100%	20000	20000	20000	20000		20000	22260	22250
Bldg100%	255740	255740	255740	255740		255740	327340	327340
Totl100%	275740t	275740t	275740t	275740t		275740t	349600t	349590t
Cauv100%								
Tax Value:								
Land 35%	7000	7000	7000	7000		7000	7790	7790
Bldg 35%	89510	89510	89510	89510		89510	114570	114570
Totl 35%	96510t	96510t	96510t	96510t		96510t	122360t	122360t
Hmstd35%	85080	85080	85080	85080		85080	108220	
Owner Oc	61.84	61.76	61.64	61.64	61.64	hmstd 5250 l	79830 b	
Hmstd RB								
Net Tax	2850.86	2887.56	2883.16	2883.16	2883.16			
Sp-Asmnt	25.08	22.11	22.11	22.11				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1988		a	*MAIN
	F	G		784	18820	b	GRAGE
	OFP	P		144	4320	c	PORCH
	DK	P		64	960	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
2022	5460	81110	86570	3034.90
2021	5460	72270	77730	2968.74

project			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

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1988	137030
	Basement		1988	36640
	Subtotal			173670
Shingle	Roof	GABLE		

B 1 2 U A			
Plaster/Drywall	D	Air Conditioning	3520
Unfinished Wall	X	Plumbing	3500
Floor/Carpet	X	Garages and Carports	18820
Floor/Concrete	X	Extra Features	5280
Floor/Tile-Lino	X	Total Value	204790
Number of Rooms	1 8		
Bedrooms	3	PUB ELECTRIC	
		PRIV WATER	
Central Heat	A	PRIV SEWER	
FORCED AIR		PUB PAVED ST/RD	
Central A/C	A		
Plumbing		Neighborhood:	
Standard	1	Code:	2000
Extra 3 Fixture	1	Dwl/Gar/NC%	1.6000
Extra 2 Fixture	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F		1988		C+	2001GD	225270	.19		291950
2	Garage		24X48	1152		C	2017AV	27650	.20		35390
3	Shed	*PP	8X8	64			2017AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	1.0000				5000	5000	5000	5000

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

20-020023.0000-v082020R