

JACKSON TWP
RIVERDALE SD

00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-040005.0000
F06

AGR
2023

sale

Eff Rate:- 41.93 — 41.83 — 38.35 — 33.09 — a/r

2020 MUSSELMAN DALE J & TH	1989-05-12
2021 MUSSELMAN DALE J & TH	1989-05-12
2022 MUSSELMAN DALE J	2021-11-05
2023 MUSSELMAN DALE J	2021-11-05 N PT NE 1/4 SE 1/4 S12
1543 TR 195	1AF 10.00A
FOREST OH 45843	\$0 04.0-03-04-005

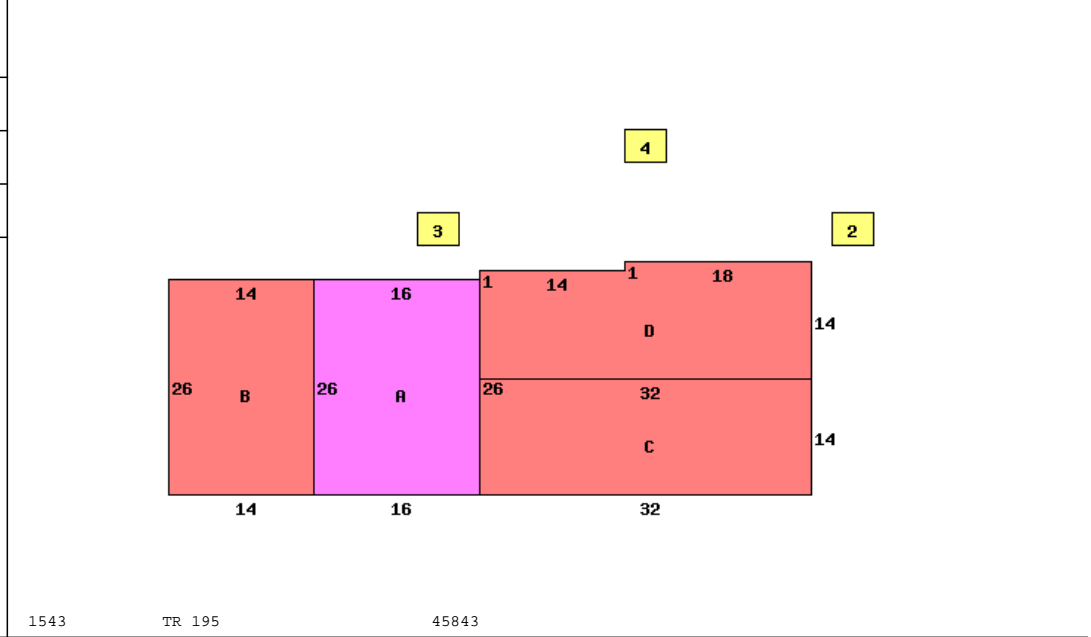
Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	111	111	111	111	111
Acres	10.0000	10.0000	10.0000	10.0000	
Land100%	54430	54430	54430	60710	60710
Bldg100%	69770	69770	69770	87430	87440
Totl100%	124200t	124200t	124200t	148140t	148150t
Cauv100%	22460	22460	22460	35000	35010
Tax Value:					
Land 35%	7860	7860	7860	12250	21250
Bldg 35%	24420	24420	24420	30600	30600
Totl 35%	32280t	32280t	32280t	42850t	51850t
Hmstd35%	28490	28490	28490	35460	
Owner Oc	25.96	25.92	23.44	25.78	
Hmstd RB	327.02	326.20	299.56	270.10	hmstd 5250 1 30210 b
Net Tax	882.74	880.74	808.64	997.34	
Cauv Sav	428.40	427.38	392.30	271.62	
Sp-Asmnt	18.00	18.00	18.00	22.00	

SHB+	CON	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1H	F/C	M		416		b	ADDTN
1B	F	A		364		c	ADDTN
1	F/C	A		448		d	ADDTN
1	F/C	A		434			

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
496	1	2021-11-05	MUSSELMAN DALE J	1AF *	0	54430	69770
385	1	1989-05-12		1UN *	0	28710	0

Year	Land	Bldg	Total	Net Tax
2019	10190	20810	31000	818.52
2018	10190	20810	31000	780.42

project	ben acres	%	factor
921 BLANCHARD RIVER MAINT			XA/2023
500 HARDIN COUNTY LANDFILL			XA/2023



Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1H	Sq-Ft Value
Floor Level	
Main	FRAME 1662 124500
Part Upper	FRAME 416 22960
Basement	91 2230
Subtotal	149690
Shingle	Roof GABLE
Plaster/Drywall	X X Air Conditioning 3760
Unfinished Wall	X Total Value 153450
Floor/Pine	X X
Number of Rooms	1 5 2 PUB ELECTRIC
Bedrooms	1 2 PRIV WATER
Central Heat	A PRIV SEWER
FORCED AIR	A PUB PAVED ST/RD
Central A/C	Neighborhood:
Plumbing	Code: 2000
Standard	1 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		2078		C	OLD/AV		153450	.55		86320
2 Flat Barn		18X30	540		D	OLD/FR		5180	.80	.50	520
3 Shed	*SV 0	12X12	144			OLD/FR		200			200
4 Poultry Ho	*SV 0	24X12	288			OLD/FR		400			400
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv					
C 1	BOA BLOUNT SILT LOAM 0-	1.5155	6030	9140	2660	4030					
C 2	BOB BLOUNT SILT LOAM, 2	3.9171	5770	22600	2360	9240					
C 39	PM PEWAMO SILTY CLAY L	1.7547	6490	11390	3560	6250					
W 1	BOA BLOUNT SILT LOAM 0-	.2350	3610	850	770	180					
W 2	BOB BLOUNT SILT LOAM, 2	.4516	3130	1410	470	210					
W 39	PM PEWAMO SILTY CLAY L	.0599	5370	320	1670	100					
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000					
980	ROAD ROAD	1.0662									
		10		60710	(100%)	35010	CAUV # 1183				
				21250	(35%)	12250					

Call Back:

Sign: PSN Date: 2015-11-10 Lister:

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