JACKSON TWP
RIVERDALE SD 00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-040005.0000 AGR
F06 2024

sale

2021	MUSSELMAN DALE J & TH	1989-05-12
2022	MUSSELMAN DALE J	2021-11-05
2023	MUSSELMAN DALE J	2021-11-05
2024	MUSSELMAN DALE J	2021-11-05 N PT NE 1/4 SE 1/4 S12
	1543 TR 195	1AF 10.00A
		$0
	FOREST OH 45843	

Eff Rate: – 41.83 — 38.35 — 33.09 — 33.46 — a/r

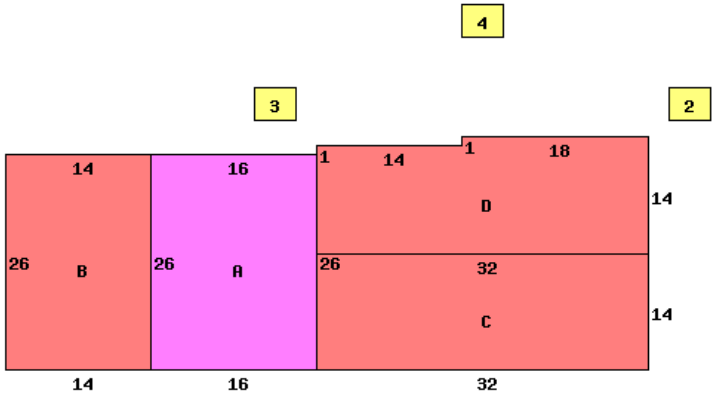
Tax Year	2021	2022	2023	2024	CAMA
Prop Cls	111	111	111	111	111
Acres	10.0000	10.0000	10.0000	10.0000	
Land100%	54430	54430	60710	60710	60710
Bldg100%	69770	69770	87430	87430	87440
Totl100%	124200t	124200t	148140t	148140t	148150t
Cauv100%	22460	22460	35000	35000	35010
Tax Value:					
Land 35%	7860	7860	12250	12250	21250
Bldg 35%	24420	24420	30600	30600	30600
Totl 35%	32280t	32280t	42850t	42850t	51850t
Hmstd35%	28490	28490	35460	35460	
Owner Oc	25.92	23.44	25.78	25.74	hmstd 5250 l 30210 b
Hmstd RB	326.20	299.56	270.10	292.34	
Net Tax	880.74	808.64	997.34	991.40	
Cauv Sav	427.38	392.30	271.62	275.04	
Sp-Asmnt	18.00	18.00	22.00	**18.00**	

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

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
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
2020	7860	24420	32280	882.74
2019	10190	20810	31000	818.52

p r o j e c t		ben acres / % factor
921 BLANCHARD RIVER MAINT	XA/2023	
500 HARDIN COUNTY LANDFILL	XA/2024	



1543 TR 195 45843

Occupancy 1 Single Family

Story Height 1H

Floor Level			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	1662	124500
	Part Upper	FRAME	416	22960
	Basement		91	2230
	Subtotal			149690
Shingle	Roof	GABLE		

B 1 2 U A

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	
		PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
FORCED AIR			
Central A/C	A	Neighborhood:	
Plumbing		Code:	2000
Standard	1	Dwl/Gar/NC%	1.2500

	Bldg Type	SHB+Cons 1H F/C		DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING				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: 20-040005.0000-v082020R