

JACKSON TWP
RIVERDALE SD

00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-040005.0000
F06

AGR
2025

sale

Eff Rate:- 38.35 — 33.09 — 33.46 — 33.41 — a/r

| | |
|-----------------------|-----------------------------------|
| 2022 MUSSELMAN DALE J | 2021-11-05 |
| 2023 MUSSELMAN DALE J | 2021-11-05 |
| 2024 MUSSELMAN DALE J | 2021-11-05 |
| 2025 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 |

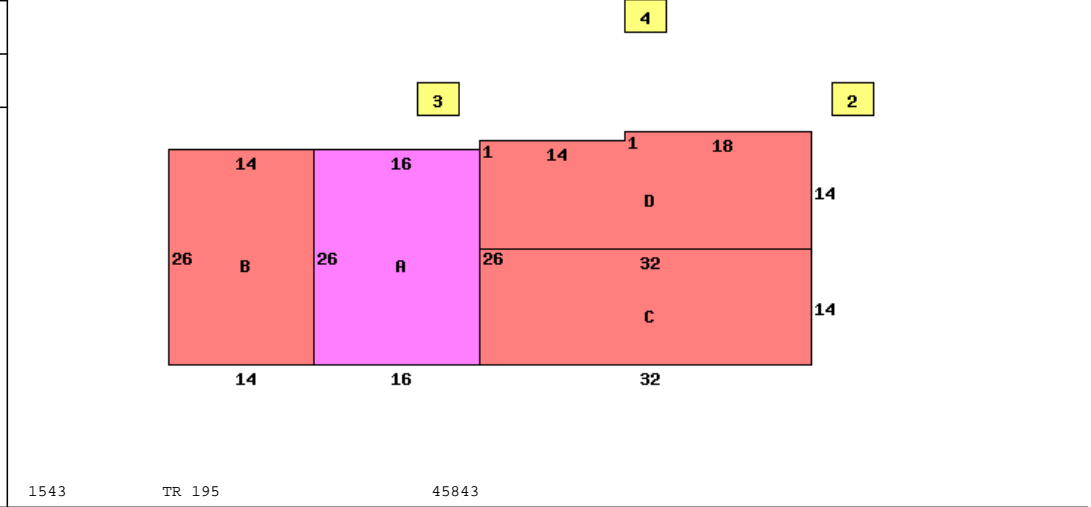
| | | | | | |
|------------|---------|---------|---------|---------|----------------------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
| Prop Cls | 111 | 111 | 111 | 111 | 111 |
| Acres | 10.0000 | 10.0000 | 10.0000 | 10.0000 | |
| Land100% | 54430 | 60710 | 60710 | 60710 | 60710 |
| Bldg100% | 69770 | 87430 | 87430 | 87430 | 87440 |
| Totl100% | 124200t | 148140t | 148140t | 148140t | 148150t |
| Cauv100% | 22460 | 35000 | 35000 | 35000 | 35010 |
| Tax Value: | | | | | |
| Land 35% | 7860 | 12250 | 12250 | 12250 | 21250 |
| Bldg 35% | 24420 | 30600 | 30600 | 30600 | 30600 |
| Totl 35% | 32280t | 42850t | 42850t | 42850t | 51850t |
| Hmstd35% | 28490 | 35460 | 35460 | 35460 | |
| Owner Oc | 23.44 | 25.78 | 25.74 | 25.70 | |
| Hmstd RB | 299.56 | 270.10 | 292.34 | 302.34 | hmstd 5250 l 30210 b |
| Net Tax | 808.64 | 997.34 | 991.40 | 979.42 | |
| Cauv Sav | 392.30 | 271.62 | 275.04 | 274.62 | |
| Sp-Asmnt | 18.00 | 22.00 | 18.00 | 18.00 | |

| | | | | | | |
|---------|----------|--------|------|-----------|-------|---------|
| SHB+ 1H | CONS F/C | TYPE M | FACT | SQ-FT 416 | VALUE | 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 |
| 2021 | 7860 | 24420 | 32280 | 880.74 |
| 2020 | 7860 | 24420 | 32280 | 882.74 |

| | | | | |
|---------------|------------------------|-----------|-----|---------|
| p r o j e c t | | ben acres | / % | factor |
| 921 | BLANCHARD RIVER MAINT | | | XA/2023 |
| 500 | HARDIN COUNTY LANDFILL | | | XA/2025 |



| | |
|---------------------------|---------------------------|
| 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 | PUB PAVED ST/RD |
| Central A/C | A |
| Plumbing | Neighborhood: 2000 |
| Standard | 1 Code: 1.2500 |
| | Dwl/Gar/NC% |

| | | | | | | | | | |
|--------------|-------------------------|--------|--------|--------|-----------|---------|-----|--------|-------|
| Bldg Type | SHB+Cons | DixHt | Unit | Grade | Blt/Renov | Replace | Phy | Fnc | True |
| 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:

20-040005.0000-v082020R