JACKSON TWP
RIVERDALE SD 00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-040005.0000 AGR
F06 2026

sale

2023 MUSSELMAN DALE J	2021-11-05	
2024 MUSSELMAN DALE J	2021-11-05	
2025 MUSSELMAN DALE J	2021-11-05	
2026 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: – 33.09 — 33.46 — 33.41 — 33.41 — a/r

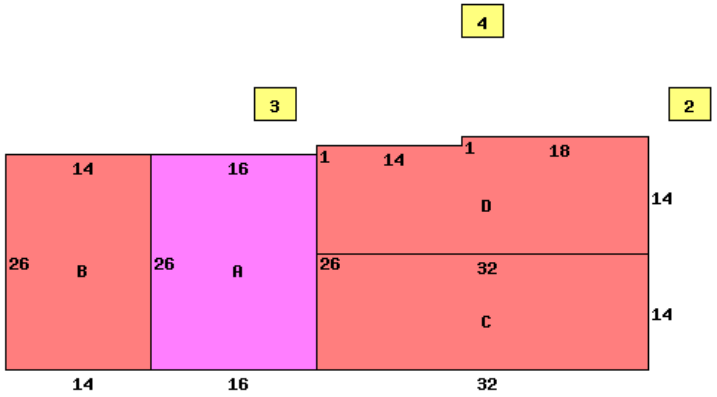
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	10.0000	10.0000	10.0000	10.0000	10.0000			
Land100%	60710	60710	60710	60710		60710	88060	88050
Bldg100%	87430	87430	87430	87430		87430	111600	111600
Totl100%	148140t	148140t	148140t	148140t		148140t	199660t	199650t
Cauv100%	35000	35000	35000	35000		60710	88060	40570
Tax Value:								
Land 35%	12250	12250	12250	12250		12250	14200	30820
Bldg 35%	30600	30600	30600	30600		30600	39060	39060
Totl 35%	42850t	42850t	42850t	42850t		42850t	53260t	69880t
Hmstd35%	35460	35460	35460	35460		35460	46280	
Owner Oc	25.78	25.74	25.70	25.70	25.70	hmstd 5250 l	30210 b	
Hmstd RB	270.10	292.34	302.34	302.34	302.34			
Net Tax	997.34	991.40	979.42	979.42	979.42			
Cauv Sav	392.30	271.62	275.04	274.62				
Sp-Asmnt	22.00	18.00	18.00	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
2022	7860	24420	32280	808.64
2021	7860	24420	32280	880.74

project		ben acres	/ %	factor
921 BLANCHARD RIVER MAINT	XA/2023			
500 HARDIN COUNTY LANDFILL	XA/2025			



1543 TR 195 45843

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	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%	1.6000

	Bldg Type	SHB+Cons	DixHt FtxFt	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		110480
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	8740	13250	2550	3870
C	2	BOB	BLOUNT SILT LOAM, 2	3.9171	8370	32790	2230	8740
C	39	PM	PEWAMO SILTY CLAY L	1.7547	9410	16510	3450	6050
W	1	BOA	BLOUNT SILT LOAM 0-	.2350	5230	1230	230	50
W	2	BOB	BLOUNT SILT LOAM, 2	.4516	4540	2050	230	100
W	39	PM	PEWAMO SILTY CLAY L	.0599	7790	470	230	10
	670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
	980	ROAD	ROAD	1.0662				
				10		88050	(100%)	40570
						30820	(35%)	14200

CAUV # 1183

Call Back: Sign: PSN Date: 2015-11-10 Lister: 20-040005.0000-v082020R