

JACKSON TWP
RIVERDALE SD

00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-040011.0000
F23

AGR
2025

sale

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

2022 FORESTVIEW FARMS LAND	2017-07-13
2023 FORESTVIEW FARMS LAND	2017-07-13
2024 FORESTVIEW FARMS LAND	2017-07-13
2025 FORESTVIEW FARMS LAND L	2017-07-13 PT S2 NE4 S12 53.509A
TR 24	23
\$0	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	53.5090	53.5090	53.5090	53.5090	
Land100%	253860	277430	277430	277430	277420
Bldg100%					0
Totl100%	253860t	277430t	277430t	277430t	277420t
Cauv100%	47630	107310	107310	107310	107310
Tax Value:					
Land 35%	16670	37560	37560	37560	97100
Bldg 35%					0
Totl 35%	16670t	37560t	37560t	37560t	97100t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	584.40	1133.56	1147.84	1146.08	
Cauv Sav	2530.42	1796.92	1819.54	1816.74	
Sp-Asmnt		8.00			

8-28-15 NEW SURVEY
200400120000 7.764a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
309	23	2017-07-13	FORESTVIEW FARMS LAND LLC	23 *	0	213110	0
426	3	2015-08-28	MESSMER JOHN M	3WD	368263	208890	0
332	3	2015-08-28	LONG KATHRYN L ETAL	3AF *	0	208890	0
469	2	2005-12-01	LONG KATHRYN L ETAL	2 *	0	115140	0
60	2	1997-02-07	MILLER FRED JR & DELTA	2WD	48000	79460	1690

Year	Land	Bldg	Total	Net Tax
2021	19690	0	19690	752.02
2020	19690	0	19690	753.78

Project: 921 BLANCHARD RIVER MAINT XA/2023 ben acres / % factor

TR 24

PUB PAVED ST/RD
Topo: ROLLING

Neighborhood:
Code: 2000
Dwl/Gar/NC% 1.2500

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	.2160	6030	1300	2660	580
C 2	BOB BLOUNT SILT LOAM, 2	30.6541	5770	176870	2360	72340
C 14	GWB GLYNWOOD SILT LOAM	7.2878	5400	39350	1750	12750
C 16	GVC2 GLYNWOOD CLAY LOAM	2.2618	4750	10740	1050	2380
C 39	PM PEWAMO SILTY CLAY L	4.1740	6490	27090	3560	14860
W 2	BOB BLOUNT SILT LOAM, 2	3.7426	3130	11710	470	1760
W 14	GWB GLYNWOOD SILT LOAM	1.4315	2830	4050	750	1070
W 16	GVC2 GLYNWOOD CLAY LOAM	1.7687	1460	2580	230	410
W 39	PM PEWAMO SILTY CLAY L	.6940	5370	3730	1670	1160
980	ROAD ROAD	1.2785				

53.509 277420 (100%) 107310 CAUV # 4128
97100 (35%) 37560

Call Back: Sign: PSN Date: 2015-11-10 Lister: 20-040011.0000-v082020R