JACKSON TWP
RIVERDALE SD 00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-040014.0000 RES
F07.01 2024

sale

2023 FAY RICHARD & ALICE
2024 BOWERS JACOB D & RANDI
1455 TR 195

FOREST OH 45843

2023-09-13 PT E2 SE4 NE4 S12
1WD 2.003A
$260,000

Orig Tax Year 2024
Parent: 20-040030.0000

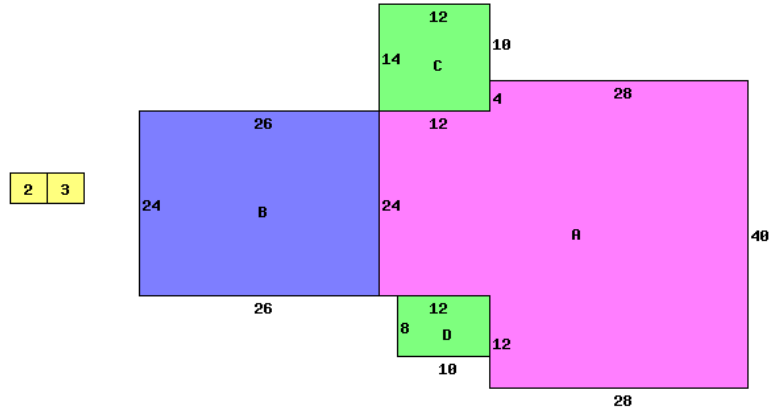
Eff Rate:-		33.09	33.46	a/r
Tax Year		2023	2024	CAMA
Prop Cls		511	511	511
Acres			2.0030	
Land100%		20030	20030	20020
Bldg100%		139200	139200	139190
Totl100%		159230t	159230t	159210t
Cauv100%				
Tax Value:				
Land 35%		7010	7010	7010
Bldg 35%		48720	48720	48720
Totl 35%		55730t	55730t	55720t
Hmstd35%				
Owner Oc		36.68		
Hmstd RB				
Net Tax		1645.26	1703.10	
Sp-Asmnt		26.00	**18.00**	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1408		a	*MAIN
	F2	G		624	14980	b	GRAGE
	DK	P		168	2520	c	PORCH
	OFP	P		80	2400	d	PORCH

#: 63 L/W
200400630000 1.98a

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
377	1	2023-09-13	BOWERS JACOB D & RANDI	JO 1WD	260000	0	0

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



1455 TR 195 45843

Occupancy 1 Single Family

Story Height 1
Floor Level

			*DWELLING COMPUTATIONS Sq-Ft	Value
Main	FRAME		1408	111320
Basement			1056	19680
Subtotal				131000
Roof	HIP			

Shingle B 1 2 U A

Plaster/Drywall	P	560 sq ft	Basement Finish	6130
Panelled Wall	X		Fireplaces	2000
Floor/Carpet	X X		Garages and Carports	14980
Floor/Tile-Lino	X X		Extra Features	4920
Number of Rooms	1 5		Total Value	159030
Bedrooms	3			
Fireplace			Neighborhood:	
Openings	1		Code:	2000
Stacks	1		Dwl/Gar/NC%	1.2500
Central Heat	A			
ELECTRIC				
Plumbing				
Standard	1			

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F		1968		C	1963GD	159030	.35		129210
2	Pole Build		32X36	1152		C	2012AV	13820	.35		8980
3	P	CAN	6X32	192		C	2012AV	1540	.35		1000

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				15000	15000	15000	15000
small acreage	1.0030				5000	5000	5020	5020