

JACKSON TWP
RIVERDALE SD

00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-040014.0000
F07.01

RES
2025

sale

Eff Rate:- 33.09 33.46 33.41 a/r

2023 FAY RICHARD & ALICE
2024 BOWERS JACOB D & RANDI
2025 BOWERS JACOB D & RANDI
1455 TR 195
FOREST OH 45843

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

Tax Year	2023	2024	2025	CAMA
Prop Cls	511	511	511	511
Acres	20030	2.0030	2.0030	20020
Land100%	139200	139200	139200	139190
Bldg100%	159230t	159230t	159230t	159210t
Totl100%				
Cauvl00%				
Tax Value:				
Land 35%	7010	7010	7010	7010
Bldg 35%	48720	48720	48720	48720
Totl 35%	55730t	55730t	55730t	55720t
Hmstd35%				
Owner Oc	36.68			
Hmstd RB				
Net Tax	1645.26	1703.10	1700.48	
Sp-Asmnt	26.00	18.00	18.00	

Orig Tax Year 2024
Parent: 20-040030.0000

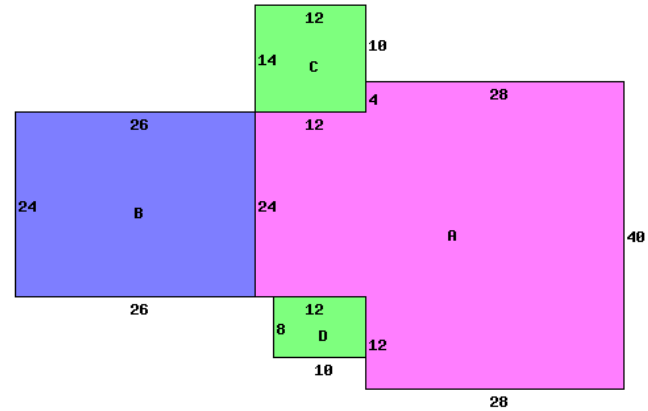
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	B	F	M	1408		a	*MAIN
		F2	G	624	14980	b	GRAGE
		DK	P	168	2520	c	PORCH
		OFF	P	80	2400	d	PORCH

#: 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

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

2 3



1455 TR 195 45843

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	1408 111320
	Basement		1056 19680
	Subtotal		131000
Shingle	Roof	HIP	
	B 1 2 U A	560 sq ft	Basement Finish 6130
	P		Fireplaces 2000
Plaster/Drywall	X		Garages and Carports 14980
Panelled Wall	X X		Extra Features 4920
Floor/Carpet	X X		Total Value 159030
Floor/Tile-Lino	1 5		
Number of Rooms	3		
Bedrooms			
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	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
homesite		acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value		true value
small acreage		1.0000	15000			5000	5000	15000		15000
		1.0030	5000					5020		5020