

JACKSON TWP  
RIVERDALE SD

00190

Hardin County, Ohio  
Michael T. Bacon, Auditor

20-040014.0000  
F07.01

RES  
2025

sale

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

Orig Tax Year 2024  
Parent: 20-040030.0000

Eff Rate:-	33.09	33.46	33.41	a/r
Tax Year	2023	2024	2025	2025
Prop Cls	511	511	511	511
Acres	20030	2.0030	2.0030	2.0030
Land100%	20030	20030	20030	20030
Bldg100%	139200	139200	139200	139200
Totl100%	159230t	159230t	159230t	159230t
Cauv100%				
Tax Value:				
Land 35%	7010	7010	7010	7010
Bldg 35%	48720	48720	48720	48720
Totl 35%	55730t	55730t	55730t	55730t
Hmstd35%				
Owner Oc	36.68			
Hmstd RB				
Net Tax	1645.26	1703.10	1700.48	1700.48
Sp-Asmnt	26.00	18.00	18.00	

CAMA  
511

7010  
48720  
55720t

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE
1 B	F	M		1408	
	F2	G		624	14980
	DK	P		168	2520
	OFF	P		80	2400

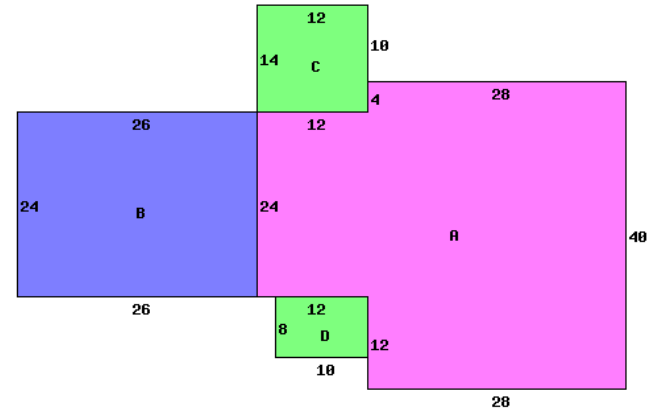
a \*MAIN  
b GRAGE  
c PORCH  
d PORCH

#: 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			
500 HARDIN COUNTY LANDFILL			

2 3



1455 TR 195 45843

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level		
	Main	FRAME
	Basement	
	Subtotal	
	Roof	HIP
Shingle	B 1 2 U A	
	560 sq ft	
Plaster/Drywall	P	Basement Finish
Panelled Wall	X	Fireplaces
Floor/Carpet	X X	Garages and Carports
Floor/Tile-Lino	X X	Extra Features
Number of Rooms	1 5	Total Value
Bedrooms	3	
Fireplace		Neighborhood:
Openings	1	Code:
Stacks	1	Dwl/Gar/NC%
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	32X36	1152	C	1963GD	159030	.35		129210
2 Pole Build	CAN	6X32	192		C	2012AV	13820	.35		8980
3 P						2012AV	1540	.35		1000
homesite	1.0000	effective	depth	actual	effective	extended	true			
small acreage	1.0030	frontage	depth	rate	rate	value	value			
				15000	15000	15000	15000			
				5000	5000	5020	5020			