JACKSON TWP
RIVERDALE SD 00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-040014.0000 RES
F07.01 2026

sale

2023 FAY RICHARD & ALICE		
2024 BOWERS JACOB D & RAND	2023-09-13	
2025 BOWERS JACOB D & RAND	2023-09-13	
2026 BOWERS JACOB D & RANDI	2023-09-13 PT E2 SE4 NE4 S12	
1455 TR 195	1WD	2.003A
	$260,000	
FOREST OH 45843		

Orig Tax Year 2024
Parent: 20-040030.0000

Eff Rate: – 33.09 — 33.46 — 33.41 — 33.41 — a/r

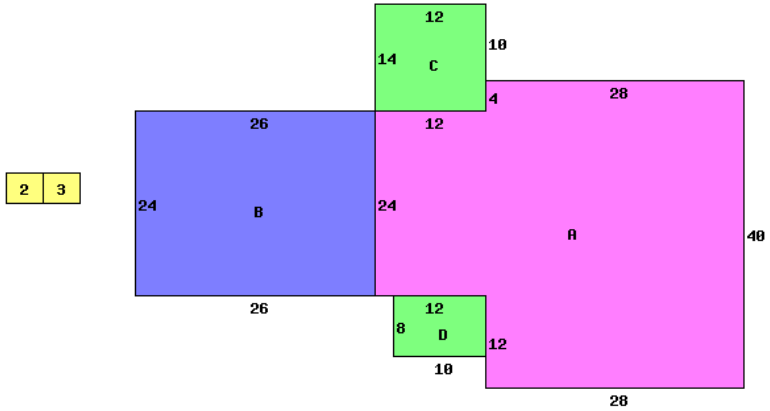
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres		2.0030	2.0030	2.0030	2.0030			
Land100%	20030	20030	20030	20030		20030	22260	22270
Bldg100%	139200	139200	139200	139200		139200	175370	175370
Totl100%	159230t	159230t	159230t	159230t		159230t	197630t	197640t
Cauv100%								
Tax Value:								
Land 35%	7010	7010	7010	7010		7010	7790	7790
Bldg 35%	48720	48720	48720	48720		48720	61380	61380
Totl 35%	55730t	55730t	55730t	55730t		55730t	69170t	69170t
Hmstd35%								
Owner Oc	36.68							
Hmstd RB								
Net Tax	1645.26	1703.10	1700.48	1700.48	1700.48			
Sp-Asmnt	26.00	18.00	18.00	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/2025			



1455 TR 195 45843

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1408	111320
	Basement		1056	19680
	Subtotal			131000
Shingle	Roof	HIP		

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%	1.6000
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		165390
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				17250	17250	17250	17250
small acreage	1.0030				5000	5000	5020	5020