

JACKSON TWP
RIVERDALE SD

00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-040015.0000
F12

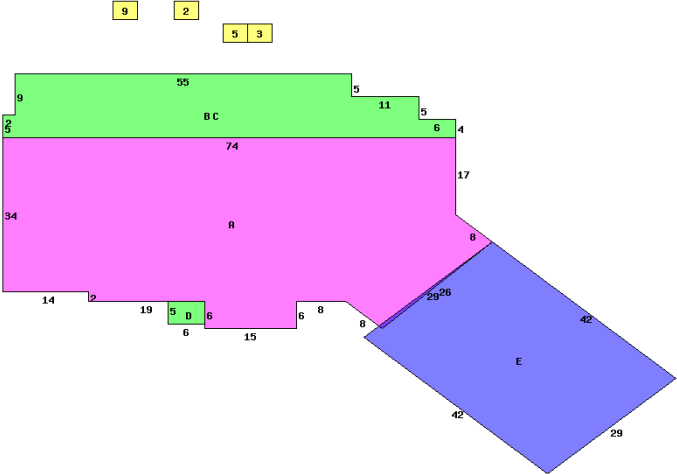
AGR
2025

sale

2022	MESSMER JOHN M & SAND	2011-07-12	
2023	MESSMER JOHN M & SAND	2011-07-12	
2024	MESSMER JOHN M & SAND	2011-07-12	
2025	FORESTVIEW FARMS LAND L	2024-07-19	N 1/2 NW 1/4 S12 66.032A
	17776 CR 20	20C	
	FOREST OH 45843	\$0	

Eff Rate:-	38.35	33.09	33.46	33.41	a/r	
Tax Year	2022	2023	2024	2025		CAMA
Prop Cls	111	111	111	111		111
Acres	58.2920	58.2920	58.2920	58.2920		292440
Land100%	266540	292430	292430	292430		542490
Bldg100%	456260	542490	542490	542490		834930t
Totl100%	722800t	834910t	834910t	834910t		103130
Cauv100%	46400	103140	103140	103140		
Tax Value:						
Land 35%	16240	36100	36100	36100		102350
Bldg 35%	159690	189870	189870	189870		189870
Totl 35%	175930t	225970t	225970t	225970t		292230t
Hmstd35%	150130	178390				
Owner 0c	123.56	129.68	129.52			
Hmstd RB						
Net Tax	6044.00	6690.12	6776.08	6894.98		
Cauv Sav	2701.14	1999.42	2024.60	2021.52		
Sp-Asmnt	18.00	22.00	18.00	18.00		

SHB+ 1 B	CONS B PAT OPF2 OPF + B	TYPE M P P P G	FACT	SQ-FT 2777 903 903 30 1260	VALUE 2710 27090 900 35280	a b c d e	*MAIN PORCH PORCH PORCH GRAGE
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
321	2	2024-07-19	FORESTVIEW FARMS LAND LLC	20C *	0	292430	542490
263	4	2011-07-12	MESSMER JOHN M & SANDRA J	4WD	615000	215400	2590
510	9	1995-11-23	SEYMOUR ROBERT L JR	90C *	0	79030	2400
342	3	1995-05-01	SEYMOUR JR ROBERT L.	QC	17000	59510	2400
Year	Land	Bldg	Total	Net Tax			
2021	17540	149400	166940	6239.30			
2020	17850	149740	167590	6278.86			
p r o j e c t				ben acres	/ %	factor	
500 HARDIN COUNTY LANDFILL				XA/2025			
921 BLANCHARD RIVER MAINT				XA/2023			



17776 CR 20 45843

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1	Sq-Ft Value
Floor Level	
Main	BRICK
Qtr Story	FRAME
Basement	
Subtotal	
Shingle	GABLE
B 1 2 U A	
Plaster/Drywall	Air Conditioning
Unfinished Wall	Plumbing
Floor/Hardwood	Garages and Carports
Floor/Carpet	Extra Features
Floor/Concrete	Total Value
Floor/Tile-Lino	
Number of Rooms	PUB ELECTRIC
Bedrooms	PRIV WATER
	PRIV SEWER
	PUB PAVED ST/RD
Central Heat	Topo: ROLLING
FORCED AIR	
Central A/C	
Plumbing	Neighborhood:
Standard	Code:
Extra 3 Fixture	Dwl/Gar/NC%
Extra 2 Fixture	

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 B B	2777			B	2012AV		423280	.10		476190
2 POND	*1.00A		0			OLD/		0			0
3 Pool		18X38	684		C	2012AV		34200	.50	.30	11970
5 P	PAT		1108		C	2012AV		3320	.35		2160
6 P	PAT		1108		C	2012AV		3320	.35		2160
7 Pole Build		40X60	2400		C	2017AV		36000	.20		28800
8 Lean-To		10X20	1100		C	2017AV		8800	.20		7040
9 P	DK	10X14	140		C	2011AV		2100	.35		1370
10 P	OPF	10X40	400		C	2017AV		12000	.20		9600
11 P	CAN	10X50	500		C	2017AV		4000	.20		3200
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv					
C 1	BOA BLOUNT SILT LOAM 0-	.4585	6030	2760	2660	1220					
C 2	BOB BLOUNT SILT LOAM, 2	9.8460	5770	56810	2360	23240					
C 14	GWB GLYNWOOD SILT LOAM	17.2610	5400	93210	1750	30210					
C 16	GYC2 GLYNWOOD CLAY LOAM	18.4025	4750	87410	1050	19320					
C 44	SA SARANAC SLTY CLAY L	4.3891	6390	28050	2770	12160					
W 1	BOA BLOUNT SILT LOAM 0-	.0187	3610	70	770	10					
W 2	BOB BLOUNT SILT LOAM, 2	.0224	3130	70	470	10					
W 14	GWB GLYNWOOD SILT LOAM	1.7519	2830	4960	750	1310					
W 16	GYC2 GLYNWOOD CLAY LOAM	2.7759	1460	4050	230	640					
W 44	SA SARANAC SLTY CLAY L	.0135	3840	50	880	10					
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000					
980	ROAD ROAD	2.3525									
		58.292		292440	(100%)	103130		CAUV #	4128		
				102350	(35%)	36100					