

JACKSON TWP
RIVERDALE SD

09:18 AM

20-040015.0000
F12

AGR
2025

00190

Hardin County, Ohio
Michael T. Bacon, Auditor

- 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	2QC	
	FOREST OH 45843	\$0	

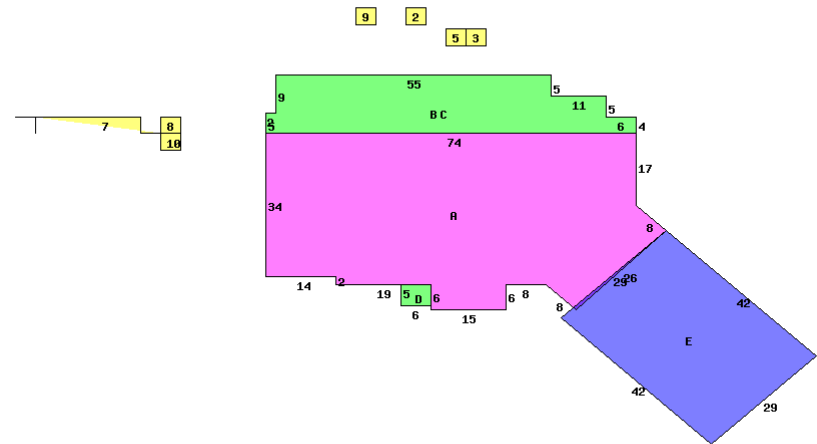
Eff	Rate: - 38.35	33.09	33.46	33.41	a/r	
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	111	111	111	111	111	111
Acres	58.2920	58.2920	58.2920	58.2920	58.2920	
Land100%	266540	292430	292430	292430	103140	292440
Bldg100%	456260	542490	542490	542490	542490	675820
Totl100%	722800t	834910t	834910t	834910t	645630t	968260t
Cauv100%	46400	103140	103140	103140		103130
Tax Value:						
Land 35%	16240	36100	36100	36100	36100	102350
Bldg 35%	159690	189870	189870	189870	189870	236540
Totl 35%	175930t	225970t	225970t	225970t	225970t	338890t
Hmstd35%	150130	178390				
Owner Oc	123.56	129.68	129.52			
Hmstd RB						
Net Tax	6044.00	6690.12	6776.08	6894.98	6894.98	
Cauv Sav	2701.14	1999.42	2024.60	2021.52		
Sp-Asmnt	18.00	22.00	18.00			

SHB+	CONS	TYPE	FACT	SO-FT	VALUE		
1 B	B	M		2777		a	*MAIN
	PAT	P		903	2710	b	PORCH
	OFF2	P		903	27090	c	PORCH
	OFF	P		30	900	d	PORCH
+	B	G		1260	35280	e	GRAGE

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bdg
321	2	2024-07-19	FORESTVIEW FARMS LAND LLC	20C *	0	292436	542490
263	4	2011-07-12	MESSMER JOHN M & SANDRA J	4WD	615000	215400	2590
510	9	1998-11-23	SEYMOUR ROBERT L JR	90C *	0	790338	2400
342	3	1995-05-01	SEYMOUR JR ROBERT L E	QC	17000	59510	2400

Year	Land	Bldg	Total	Net Tax
2021	17540	149400	166940	6239.30
2020	17850	149740	167590	6278.86

project	ben acres	/ %	factor
00 HARDIN COUNTY LANDFILL	XA/2025		
21 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	2777	195670
	Qtr Story	FRAME	1260	4740
	Basement		2777	50930
	Subtotal			251340
Shingle	Roof	GABLE		
Plaster/Drywall	B 1 2 U A			
Unfinished Wall	D		Air Conditioning	4780
Floor/Hardwood	X		Plumbing	3500
Floor/Carpet	X		Garages and Carports	35280
Floor/Concrete	X		Extra Features	30700
Floor/Tile-Lino	T		Total Value	325600
Number of Rooms	1 4			
Bedrooms	3		PUB ELECTRIC	
			PRIV WATER	
			PRIV SEWER	
Central Heat	A		PUB PAVED ST/RD	
FORCED AIR			Topo: ROLLING	
Central A/C	A			
Plumbing			Neighborhood:	
Standard	1		Code:	2000
Extra 3 Fixture	1		Dwl/Gar/NC%	1.6000
Extra 2 Fixture	1			

[illegible]

Call Back:

Sign: PSN Date: 2015-11-10 Lister:

20-040015.0000-v082020R