

JACKSON TWP
RIVERDALE SD

08:46 PM

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	\$0 2QC
	FOREST OH 45843	

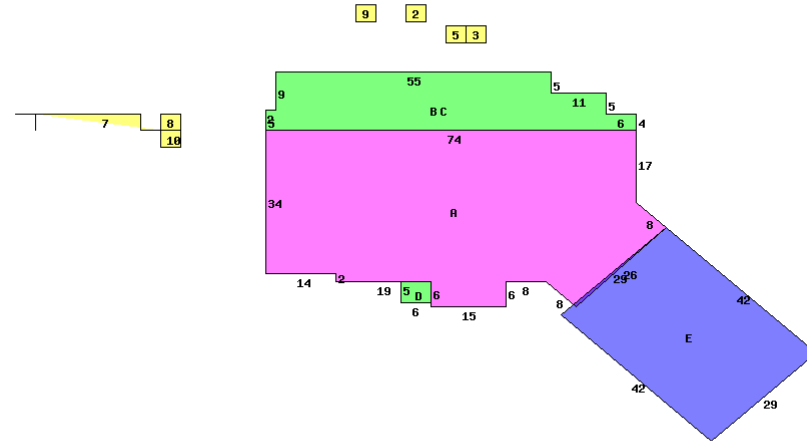
Eff	Rate: - 38.35	33.09	33.46	33.41	a/r	
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	111	111	111	111	111	111
Acres	58.2920	58.2920	58.2920	58.2920	58.2920	
Land100%	266540	292430	292430	292430	103140	292440
Bldg100%	456260	542490	542490	542490	542490	675820
Totl100%	722800t	834910t	834910t	834910t	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	18.00		

SHB+	CONS	TYPE	FACT	SQ-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

Sal#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
321	2	2024-07-19	FORESTVIEW FARMS LAND LLC	20C *	0	292438	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	79038	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
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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		
	B 1	2 U A			
Plaster/Drywall	D			Air Conditioning	4780
Unfinished Wall	X			Plumbing	3500
Floor/Hardwood	X			Garages and Carports	35280
Floor/Carpet	X			Extra Features	30700
Floor/Concrete	X			Total Value	325600
Floor/Tile-Lino	T				
Number of Rooms	1 4			PUB ELECTRIC	
Bedrooms	3			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				

	Bldg	Type	SHB+Cons	DixHt	Area	Unit	Blt/Renov	Replace	Phy	Fnc	True		
				FtxFt		Rate	Grade	Cond	Value	Dpr	Value		
1	DWELLING		1 B B		2777			2012AV	423280	.10	609520		
2	POND		*1.00A		0			OLD/	0		0		
3	Pool			18X38	684		C	2012AV	34200	.50	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	ELECTRIC	CONCRET FL
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							

Call Back:

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

20-040015.0000-v082020R