JACKSON TWP
RIVERDALE SD 00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-040015.0000 AGR
F12 2026

sale

2023 MESSMER JOHN M & SAND	2011-07-12	
2024 MESSMER JOHN M & SAND	2011-07-12	
2025 FORESTVIEW FARMS LAND	2024-07-19	
2026 FORESTVIEW FARMS LAND L	2024-07-19 N 1/2 NW 1/4 S12	66.032A
17776 CR 20	2QC	
	$0	
FOREST OH 45843		

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

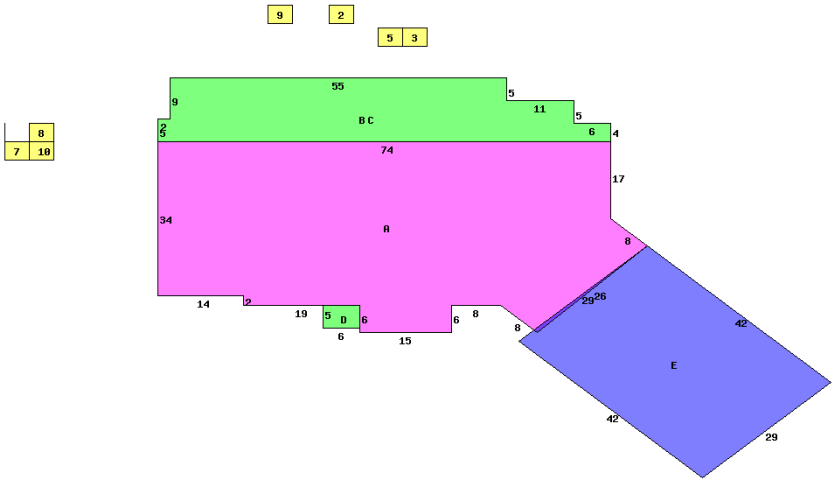
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	58.2920	58.2920	58.2920	58.2920	58.2920			
Land100%	292430	292430	292430	292430		292430	424140	424140
Bldg100%	542490	542490	542490	542490		542490	675830	675820
Totl100%	834910t	834910t	834910t	834910t		834910t	1099970t	1099960t
Cauv100%	103140	103140	103140	103140		292430	424140	101760
Tax Value:								
Land 35%	36100	36100	36100	36100		36100	35620	148450
Bldg 35%	189870	189870	189870	189870		189870	236540	236540
Totl 35%	225970t	225970t	225970t	225970t		225970t	272160t	384990t
Hmstd35%	178390							
Owner Oc	129.68	129.52						
Hmstd RB								
Net Tax	6690.12	6776.08	6894.98	6894.98	6894.98			
Cauv Sav	2701.14	1999.42	2024.60	2021.52				
Sp-Asmnt	22.00	18.00	18.00	18.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	B	M		2777		a	*MAIN
	PAT	P		903	2710	b	PORCH
	OFP2	P		903	27090	c	PORCH
	OFP	P		30	900	d	PORCH
+	B	G		1260	35280	e	GRAGE

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
321	2	2024-07-19	FORESTVIEW FARMS LAND LLC	2QC *	0	292430	542490
263	4	2011-07-12	MESSMER JOHN M & SANDRA J	4WD	615000	215400	2590
510	9	1998-11-23	SEYMOUR ROBERT L JR	9QC *	0	79030	2400
342	3	1995-05-01	SEYMOUR JR ROBERT L. E	QC	17000	59510	2400

Year	Land	Bldg	Total	Net Tax
2022	16240	159690	175930	6044.00
2021	17540	149400	166940	6239.30

project			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

		Sq-Ft	Value
Story Height 1			
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 FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value		
1	DWELLING	1 B B		2777		B	2012AV	423280	.10		609520		
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	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	OFP	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	8740	4010	2550	1170
C	2	BOB	BLOUNT SILT LOAM, 2	9.8460	8370	82410	2230	21960
C	14	GWB	GLYNWOOD SILT LOAM	17.2610	7830	135150	1630	28140
C	16	GYC2	GLYNWOOD CLAY LOAM	18.4025	6890	126790	870	16010
C	44	SA	SARANAC SLTY CLAY L	4.3891	9270	40690	2660	11680
W	1	BOA	BLOUNT SILT LOAM 0-	.0187	5230	100	230	
W	2	BOB	BLOUNT SILT LOAM, 2	.0224	4540	100	230	10
W	14	GWB	GLYNWOOD SILT LOAM	1.7519	4100	7180	230	400
W	16	GYC2	GLYNWOOD CLAY LOAM	2.7759	2120	5880	230	640
W	44	SA	SARANAC SLTY CLAY L	.0135	5570	80	230	
	670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
	980	ROAD	ROAD	2.3525				
				58.292		424140	(100%)	101760
						148450	(35%)	35620

CAUV # 4128

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

20-040015.0000-v082020R