

JACKSON TWP
RIVERDALE SD

00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-040015.0000
F12

AGR
2025

sale

Eff Rate:- 38.35 — 33.09 — 33.46 — 33.41 — a/r

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	

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 Oc	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	

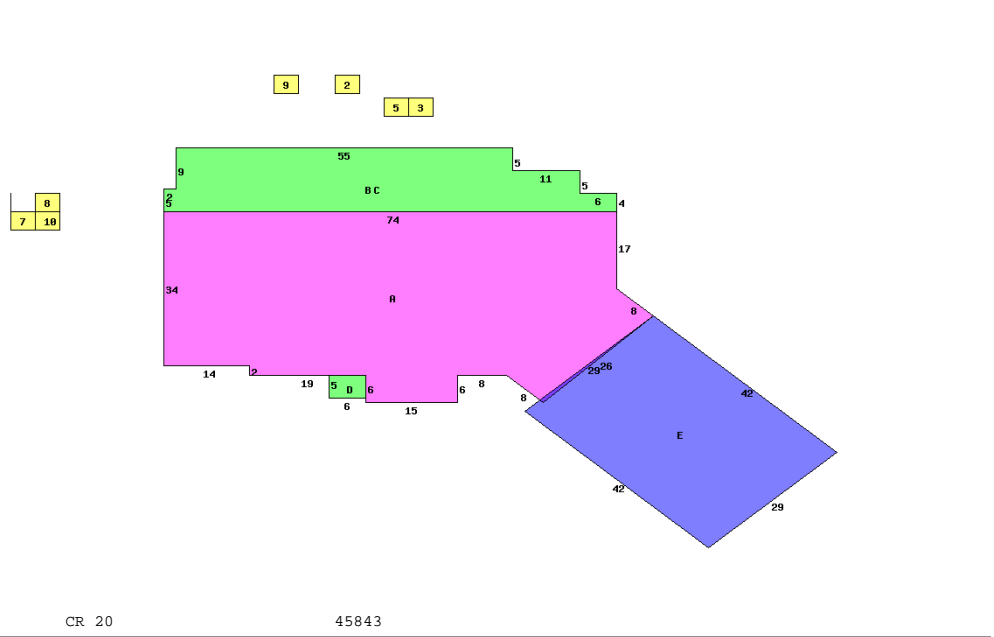
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 B	B	M		2777		b	PORCH
	PAT	P		903	2710	c	PORCH
	OFF2	P		903	27090	d	PORCH
	OFF	P		30	900	e	GRAGE
+	B	G		1260	35280		

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.	QC	17000	59510	2400

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

Project
500 HARDIN COUNTY LANDFILL XA/2025
921 BLANCHARD RIVER MAINT XA/2023

ben acres / % factor



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	D Air Conditioning 4780
Unfinished Wall	X Plumbing 3500
Floor/Hardwood	X Garages and Carpports 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
Central Heat	A PUB PAVED ST/RD
FORCED AIR	TOP: ROLLING
Central A/C	A
Plumbing	Neighborhood:
Standard	1 Code: 2000
Extra 3 Fixture	1 Dwl/Gar/NC% 1.2500
Extra 2 Fixture	1

Bldg Type	SHB+Cons	DixHt	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		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	OFF	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	GVC2 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	GVC2 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					