JACKSON TWP
RIVERDALE SD 00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-040026.0000 RES
F20 2025

sale

2022 BREIDENBACH DANAL & C
2023 BREIDENBACH DANAL & C
2024 BREIDENBACH DANAL & C
2025 BREIDENBACH DANAL & CYN PT SE1/4 NW1/4 S12 4.84A
1445 TR 183
$0
FOREST OH 45843

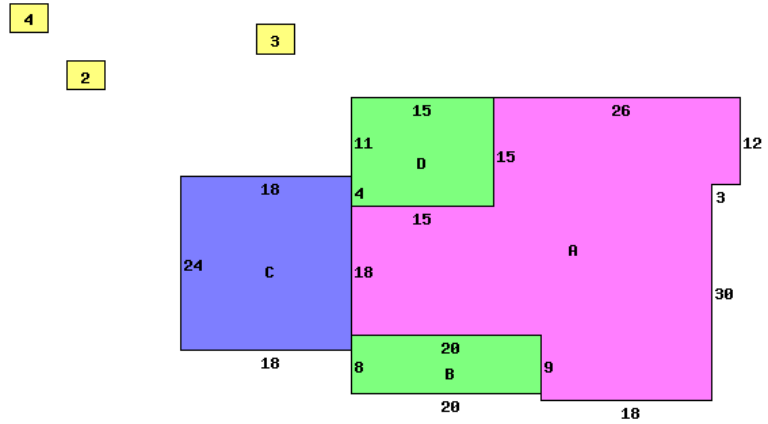
Eff Rate: – 38.35 — 33.09 — 33.46 — 33.41 — a/r

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	4.8400	4.8400	4.8400	4.8400	
Land100%	18370	26510	26510	26510	26520
Bldg100%	104170	118110	118110	118110	118110
Totl100%	122540t	144630t	144630t	144630t	144630t
Cauv100%					
Tax Value:					
Land 35%	6430	9280	9280	9280	9280
Bldg 35%	36460	41340	41340	41340	41340
Totl 35%	42890t	50620t	50620t	50620t	50620t
Hmstd35%	35770	41240	41240	41240	
Owner Oc	29.44	29.98	29.94	29.88	hmstd 5250 l 35990 b
Hmstd RB					
Net Tax	1474.16	1497.74	1517.02	1514.68	
Sp-Asmnt	18.00	22.00	18.00	18.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1227		a	*MAIN
	PAT	P		160	480	b	PORCH
	F2	G		432	10370	c	GRAGE
	DK	P		225	3380	d	PORCH

Year	Land	Bldg	Total	Net Tax
2021	6430	36460	42890	1605.54
2020	6430	36460	42890	1609.32

p r o j e c t		ben acres	/ %	factor
921 BLANCHARD RIVER MAINT	XA/2023			
500 HARDIN COUNTY LANDFILL	XA/2025			



1445 TR 183 45843

Occupancy 1 Single Family

Story Height 1

Floor Level			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	1227	105060
	Basement		613	11630
	Subtotal			116690
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Fireplaces	4000
Panelled Wall	X	Air Conditioning	2200
Unfinished Wall	X	Garages and Carports	10370
Floor/Hardwood	X	Extra Features	3860
Floor/Carpet	X	Total Value	137120
Floor/Concrete	X		
Floor/Tile-Lino	T	PUB ELECTRIC	
Number of Rooms	2 6	PRIV WATER	
Bedrooms	3	PRIV SEWER	
		PUB PAVED ST/RD	
Fireplace		Topo: ROLLING	
Openings	1		
Stacks	2	Neighborhood:	
Central Heat	A	Code:	2000
FORCED AIR		Dwl/Gar/NC%	1.2500
Central A/C	A		
Plumbing			
Standard	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 F		1227		C	1940GD	137120	.40		102840	
2	Pole Build	M 0	48X30	1440		C	2008AV	20880	.45		11480	CONCRET FL
3	Shelter		10X19	190		C	2003AV	2040	.50		1020	
4	Shed		24X24	576		D	2003AV	5530	.50		2770	

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				15000	15000	15000	15000
other	3.8400				3000	3000	11520	11520

Call Back: Sign: PSN Date: 2015-11-10 Lister: 20-040026.0000-v082020R