

JACKSON TWP
RIVERDALE SD

00190

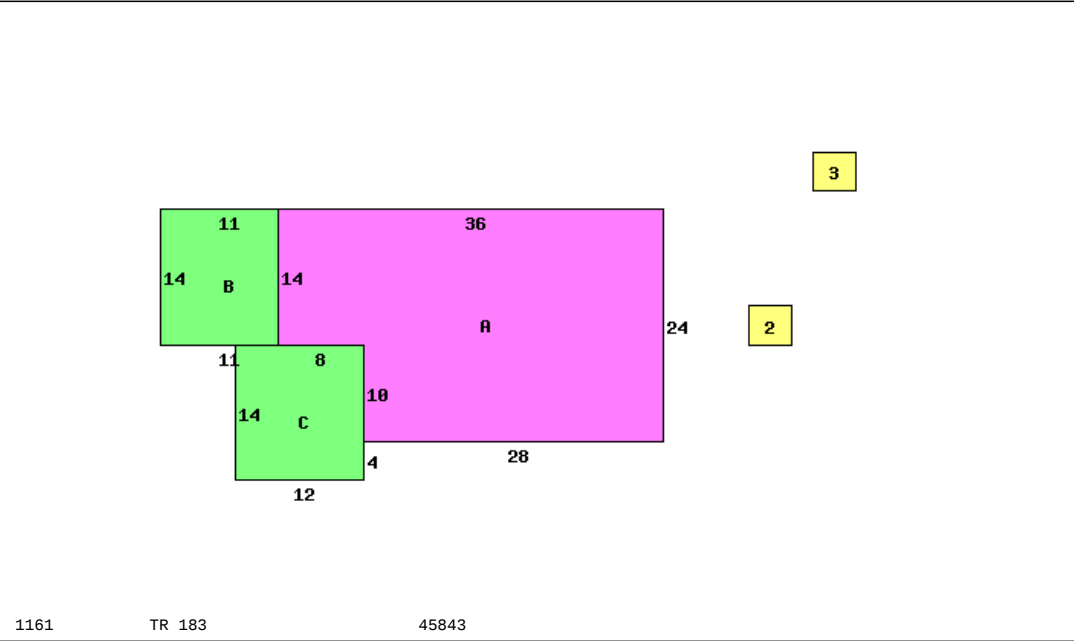
Hardin County, Ohio
Michael T. Bacon, Auditor

20-040055.0000
F35.01

AGR
2025

Sale		Eff Rate: - 38.35 - 33.09 - 33.46 - 33.46 - a/r					
2022 MESSMER JOHN M & SAND		Tax Year	2022	2023	2024	2025	CAMA
2023 FORESTVIEW FARMS LAND	2022-03-07	Prop Cls	111	111	111	111	111
2024 FORESTVIEW FARMS LAND	2022-03-07	Acres	5.7160	5.7160	5.7160	5.7160	
2025 LITTLE CREEK BARN LLC	2024-02-21 N PT W2 NW4 S12 5.716A	Land100%	14690	17340	17340	17340	17330
1161 TR 183	20C	Bldg100%	66200	95290	95290	95290	95290
	\$0	Totl100%	80890t	112630t	112630t	112630t	112620t
FOREST OH 45843		Cauv100%	12940	15740	15740	15740	15750
		Tax Value:					
	Orig Tax Year 2022	Land 35%	4530	5510	5510	5510	6070
	Parent: 20-040016.0000	Bldg 35%	23170	33350	33350	33350	33350
		Totl 35%	27700t	38860t	38860t	38860t	39420t
		Hmstd35% Owner 0c					
		Hmstd RB					
		Net Tax	971.08	1172.80	1187.54		
			21.38	16.90	17.14		
		Sp-Asmnt	18.00	22.00	18.00		

SHB+ 1 B	CONS F PAT DK	TYPE M P P	FACT	SQ-FT 784 154 168	VALUE 460 2520	a b c	*MAIN PORCH PORCH
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
92	2	2024-02-21	LITTLE CREEK BARN LLC	20C *	0	17340	95290
91	2	2024-02-21	MESSMER JOHN M & SANDRA J	20C *	0	17340	95290
119	2	2022-03-07	FORESTVIEW FARMS LAND LLC	20C *	0	0	48000
Year	Land	Bldg	Total	Net Tax			
2021	4530	16800	21330	814.64			
p r o j e c t				ben acres	/ %	factor	
500 HARDIN COUNTY LANDFILL				XA/2025			
921 BLANCHARD RIVER MAINT				XA/2023			



Occupancy 1 Single Family		*DWELLING COMPUTATIONS		Sq-Ft		Value		Bldg Type		SHB+Cons		DixHt		Area		Unit		Grade		Blt/Renov		Cond		Replace		Phy		Fnc		True	
Story Height	1							1	DWELLING	1	B F	26X48	1568	1248	120			D+	B	OLD/AV	2014AV	OLD/		108830	.55	.30	.55	Dpr		61220	
Floor Level								2	Garage			10X12											38940							34070	
								3	Shed		*PP												0							0	
Shingle								Tab #	S O I L							Acres		Mkt/Ac		Market		Au/Ac		Cauv							
	B 1 2 U A							W 8	EE	EEL SILT LOAM, OCCA						.1350		3990		540		1460		200							
Plaster/Drywall	X							W 14	GWB	GLYNWOOD SILT LOAM						.4625		2830		1310		750		350							
Panelled Wall	X							51	WSTL	WASTE LAND						3.9607		120		480		50		200							
Floor/Pine	X							980	ROAD	ROAD						.1578															
Floor/Carpet	X X							670	HSITE	HOMESITE						1.0000		15000		15000		15000		15000							
Number of Rooms	1 4																														
Bedrooms	2																														
Fireplace																															
Openings	2																														
Stacks	1																														
Central Heat	A																														
ELECTRIC																															
Plumbing																															
Standard	1																														
Extra 3 Fixture	1																														