

JACKSON TWP
RIVERDALE SD

00190

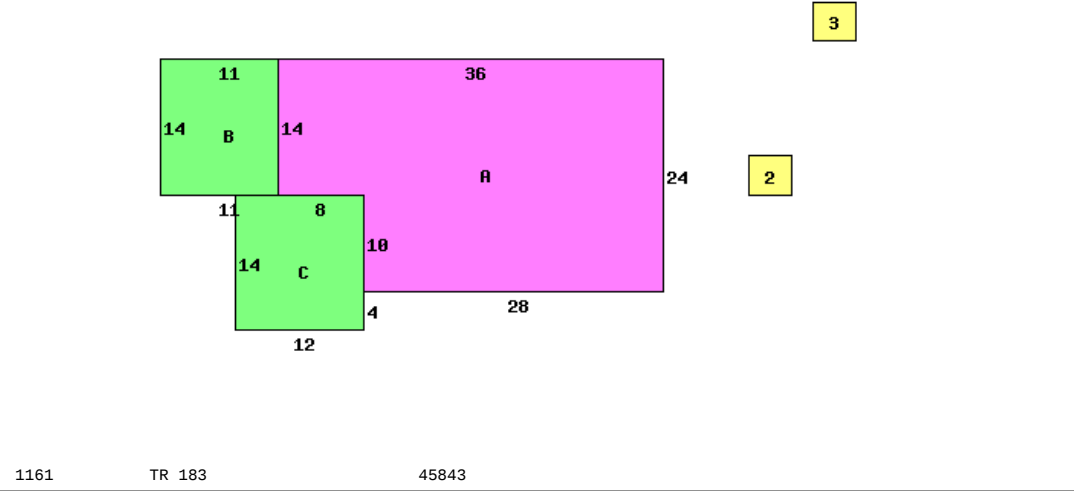
Hardin County, Ohio
Michael T. Bacon, Auditor

20-040055.0000
F35.01

AGR
2024

sale		Eff Rate:- 41.83 — 38.35 — 33.09 — 33.46 — a/r	
2021 MESSMER JOHN M & SAND		Tax Year 2021	2022
2022 MESSMER JOHN M & SAND		Prop Cls 111	111
2023 FORESTVIEW FARMS LAND	2022-03-07	Acres 5.7160	5.7160
2024 LITTLE CREEK BARN LLC	2024-02-21 N PT W2 NW4 S12 5.716A	Land100% 14690	17340
1161 TR 183	2QC	Bldg100% 48000	95290
FOREST OH 45843	\$0	Totl100% 48000t	112630t
		Cauv100% 12940	15750
Orig Tax Year 2022		Tax Value:	
Parent: 20-040016.0000		Land 35% 4530	4530
		Bldg 35% 16800	23170
		Totl 35% 21330t	38860t
		Hmstd35% 21330t	38860t
		Owner 0c	
		Hmstd RB	
		Net Tax 814.64	971.08
		Sp-Asmnt 18.00	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
p r o j e c t				ben acres	/ %	factor	
500 HARDIN COUNTY LANDFILL				XA/2024			
921 BLANCHARD RIVER MAINT				XA/2023			



Occupancy 1 Single Family		*DWELLING COMPUTATIONS		Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
Story Height 1				1 DWELLING	1 B F		1568			D+	OLD/AV	108830	.55		61220
Floor Level				2 Garage		26X48	1248			B	2014AV	38940	.30		34070
				3 Shed	*PP	10X12	120				OLD/	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														