JACKSON TWP
RIVERDALE SD 00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-040055.0000 AGR
F35.01 2026

sale

2023 FORESTVIEW FARMS LAND	2022-03-07	
2024 FORESTVIEW FARMS LAND	2022-03-07	
2025 LITTLE CREEK BARN LLC	2024-02-21	
2026 LITTLE CREEK BARN LLC	2024-02-21 N PT W2 NW4 S12 5.716A	
1161 TR 183	2QC	
	$0	
FOREST OH 45843		

Orig Tax Year 2022
Parent: 20-040016.0000

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

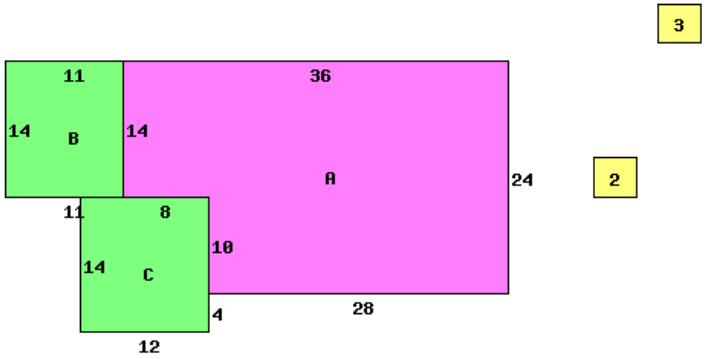
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	5.7160	5.7160	5.7160	5.7160	5.7160			
Land100%	17340	17340	17340	17340		17340	25110	25100
Bldg100%	95290	95290	95290	95290		95290	121970	121970
Totl100%	112630t	112630t	112630t	112630t		112630t	147090t	147070t
Cauv100%	15740	15740	15740	15740		17340	25110	22090
Tax Value:								
Land 35%	5510	5510	5510	5510		5510	7730	8790
Bldg 35%	33350	33350	33350	33350		33350	42690	42690
Totl 35%	38860t	38860t	38860t	38860t		38860t	50420t	51470t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1172.80	1187.54	1185.74	1185.74	1185.74			
Cauv Sav	21.38	16.90	17.14	17.08				
Sp-Asmnt	22.00	18.00	18.00	18.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		784		a	*MAIN
	PAT	P		154	460	b	PORCH
	DK	P		168	2520	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
92	2	2024-02-21	LITTLE CREEK BARN LLC	2QC *	0	17340	95290
91	2	2024-02-21	MESSMER JOHN M & SANDRA J	2QC *	0	17340	95290
119	2	2022-03-07	FORESTVIEW FARMS LAND LLC	2QC *	0	0	48000

Year	Land	Bldg	Total	Net Tax
2022	4530	23170	27700	971.08
2021	4530	16800	21330	814.64

project		ben acres	/ %	factor
500 HARDIN COUNTY LANDFILL	XA/2025			
921 BLANCHARD RIVER MAINT	XA/2023			



1161 TR 183 45843

Occupancy 1 Single Family

			*DWELLING COMPUTATIONS Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	784	95800
	Basement		784	14670
	Subtotal			110470
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	784 sq ft	Basement Finish	8490
Panelled Wall	X		Fireplaces	4000
Floor/Pine	X		Plumbing	2100
Floor/Carpet	X X		Extra Features	2980
Number of Rooms	1 4		Total Value	128040
Bedrooms	2			
Fireplace			Neighborhood:	
Openings	2		Code:	2000
Stacks	1		Dwl/Gar/NC%	1.6000
Central Heat	A			
ELECTRIC				
Plumbing				
Standard	1			
Extra 3 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 F		1568		D+	OLD/AV	108830	.55		78360
2	Garage		26X48	1248		B	2014AV	38940	.30		43610
3	Shed	*PP	10X12	120			OLD/	0			0

Tab #	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
W 8	EE	EEL SILT LOAM, OCCA	.1350	5790	780	230	30
W 14	GWB	GLYNWOOD SILT LOAM	.4625	4100	1900	230	110
51	WSTL	WASTE LAND	3.9607	170	670	50	200
980	ROAD	ROAD	.1578				
670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
			5.716		25100	(100%)	22090
					8790	(35%)	7730

CAUV # 4350