

JACKSON TWP
RIVERDALE SD

00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-040055.0000
F35.01

AGR
2025

sale

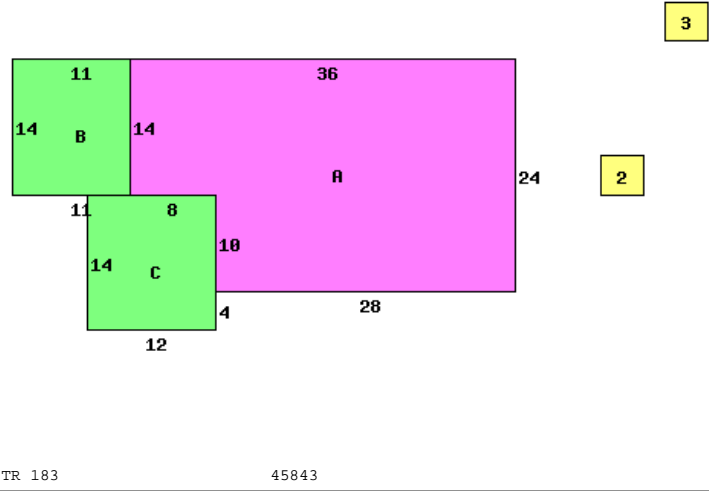
Eff Rate:- 38.35 — 33.09 — 33.46 — 33.41 — a/r

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

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	5.7160	5.7160	5.7160	5.7160	17330
Land100%	14690	17340	17340	17340	95290
Bldg100%	66200	95290	95290	95290	112620t
Totl100%	80890t	112630t	112630t	112630t	15750
Cauv100%	12940	15740	15740	15740	
Tax Value:					
Land 35%	4530	5510	5510	5510	6070
Bldg 35%	23170	33350	33350	33350	33350
Totl 35%	27700t	38860t	38860t	38860t	39420t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	971.08	1172.80	1187.54	1185.74	
Cauv Sav	21.38	16.90	17.14	17.08	
Sp-Asmnt	18.00	22.00	18.00	18.00	

Orig Tax Year 2022
Parent: 20-040016.0000

SHB+ 1 B	CONS F PAT DK	TYPE M P P	FACT	SQ-FT 784 154 168	VALUE 460 2520	a *MAIN b PORCH c PORCH	
Sale# 92 91 119	#p 2 2 2	sale date 2024-02-21 2024-02-21 2022-03-07	To LITTLE CREEK BARN LLC MESSMER JOHN M & SANDRA J FORESTVIEW FARMS LAND LLC	Type/Invalid? 2QC * 2QC * 2QC *	Sale\$ 0 0 0	co:land 17340 17340 0	co:blgd 95290 95290 48000
Year 2021	Land 4530	Bldg 16800	Total 21330	Net Tax 814.64			
p r o j e c t				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	
Story Height 1	Sq-Ft	Value
Floor Level	784	95800
Main	784	14670
Basement		
Subtotal		110470
Shingle	Roof	GABLE
Plaster/Drywall	X	784 sq ft
Panelled Wall	X	Basement Finish 8490
Floor/Pine	X	Fireplaces 4000
Floor/Carpet	X X	Plumbing 2100
Number of Rooms	1 4	Extra Features 2980
Bedrooms	2	Total Value 128040
Fireplace		Neighborhood:
Openings	2	Code: 2000
Stacks	1	Dwl/Gar/NC% 1.2500
Central Heat	A	
ELECTRIC		
Plumbing		
Standard	1	
Extra 3 Fixture	1	

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True	
1 DWELLING	1 B F	1568		D+	OLD/AV	108830	.55	Dpr	61220	
2 Garage		26X48 1248		B	2014AV	38940	.30	Dpr	34070	
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	3990	540	1460	200				
W 14	GWB GLYNWOOD SILT LOAM	.4625	2830	1310	750	350				
51	WSTL WASTE LAND	3.9607	120	480	50	200				
980	ROAD ROAD	.1578								
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000				
						5.716	17330	(100%)	15750	CAUV # 4350
							6070	(35%)	5510	