

JACKSON TWP
RIVERDALE SD

00190

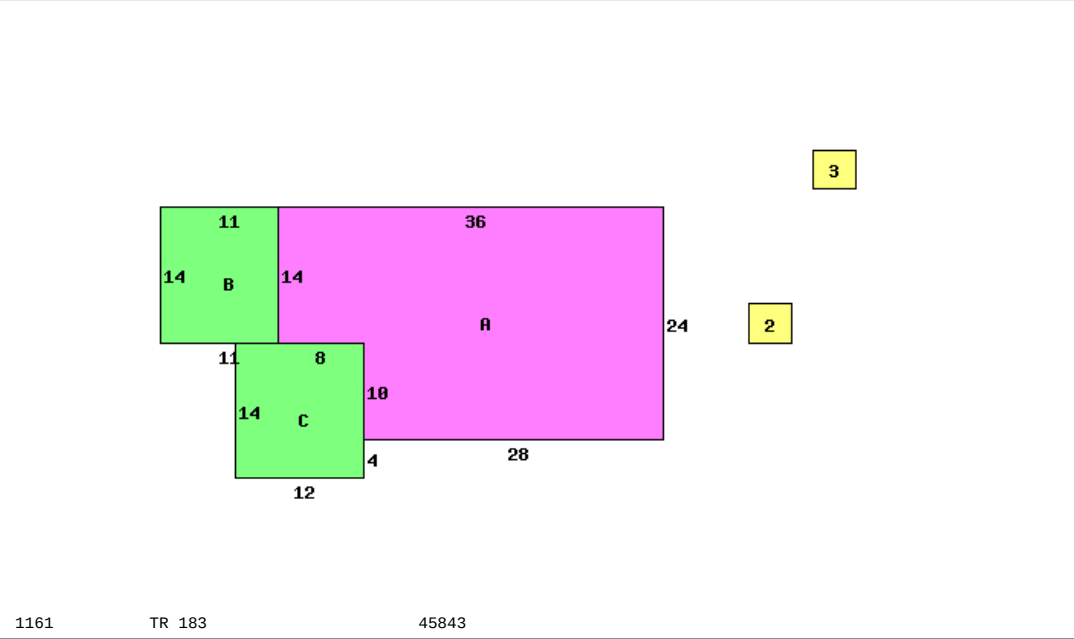
Hardin County, Ohio
Michael T. Bacon, Auditor

20-040055.0000
F35.01

AGR
2025

2022 MESSMER JOHN M & SAND		2022-03-07	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		2QC	Bldg100%	66200	95290	95290	95290	95290
FOREST OH 45843		\$0	Totl100%	80890t	112630t	112630t	112630t	112620t
			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/2024			
921	BLANCHARD RIVER MAINT			XA/2023			



Occupancy 1 Single Family				*DWELLING COMPUTATIONS																
Story Height 1				Sq-Ft	Value	Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace	Value	Phy Dpr	Fnc Dpr	True Value		
Floor Level				784	95800	1 DWELLING	1 B F	26X48	1568		D+	OLD/AV		108830	.55			61220		
				784	14670	2 Garage		10X12	1248		B	2014AV		38940	.30			34070		
					110470	3 Shed	*PP		120			OLD/		0				0		
Shingle		B 1 2 U A		784 sq ft	Basement Finish	8490				Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv				
Plaster/Drywall		X			Fireplaces	4000				W 8	EE	EEL SILT LOAM, OCCA	.1350	3990	540	1460	200			
Panelled Wall		X			Plumbing	2100				W 14	GWB	GLYNWOOD SILT LOAM	.4625	2830	1310	750	350			
Floor/Pine		X			Extra Features	2980				51	WSTL	WASTE LAND	3.9607	120	480	50	200			
Floor/Carpet		X X			Total Value	128040				980	ROAD	ROAD	.1578							
Number of Rooms		1 4								670	HSITE	HOMESITE	1.0000	15000	15000	15000	15000			
Bedrooms		2											5.716		17330	(100%)	15750	CAUV # 4350		
															6070	(35%)	5510			
Fireplace					Neighborhood:															
Openings		2			Code:	2000														
Stacks		1			Dwl/Gar/NC%	1.2500														
Central Heat		A																		
ELECTRIC																				
Plumbing																				
Standard		1																		
Extra 3 Fixture		1																		

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