

JACKSON TWP
RIVERDALE SD

00190

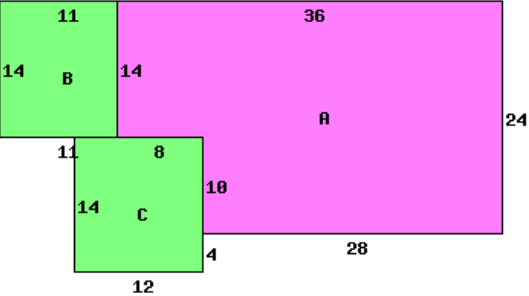
Hardin County, Ohio
Michael T. Bacon, Auditor

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		Tax Year 2022	2023
2023 FORESTVIEW FARMS LAND	2022-03-07	Prop Cls 111	111
2024 FORESTVIEW FARMS LAND	2022-03-07	Acres 5.7160	5.7160
2025 LITTLE CREEK BARN LLC	2024-02-21 N PT W2 NW4 S12 5.716A	Land100% 14690	17340
1161 TR 183	20C	Bldg100% 66200	95290
FOREST OH 45843	\$0	Totl100% 80890t	112630t
		Cauv100% 12940	15740
		Tax Value:	
	Orig Tax Year 2022	Land 35% 4530	5510
	Parent: 20-040016.0000	Bldg 35% 23170	33350
		Totl 35% 27700t	38860t
		Hmstd35% 0	0
		Owner 0c 0	0
		Hmstd RB 0	0
		Net Tax 971.08	1172.80
		Cauv Sav 21.38	16.90
		Sp-Asmnt 18.00	22.00

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						



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Occupancy 1 Single Family		*DWELLING COMPUTATIONS		Sq-Ft Value		Bldg Type		SHB+Cons		DixHt		Area		Unit Rate		Blt/Renov		Replace		Phy		Fnc		True	
Story Height	1					1	DWELLING	1 B F		26X48	1568					OLD/AV		108830		.55				78360	
Floor Level		Main	FRAME	784	95800	2	Garage			10X12	1248					2014AV		38940		.30				43610	
		Basement		784	14670	3	Shed	*PP			120					OLD/		0						0	
Shingle		Roof	GABLE			Tab #	S O I L			Acres	Mkt/Ac	Market	Au/Ac	Cauv											
Plaster/Drywall	X	B 1 2 U A	784 sq ft	Basement Finish	8490	W 8	EE	EEL SILT LOAM, OCCA		.1350	3990	540	1460	200											
Panelled Wall	X			Fireplaces	4000	W 14	GWB	GLYNWOOD SILT LOAM		.4625	2830	1310	750	350											
Floor/Pine	X			Plumbing	2100	51	WSTL	WASTE LAND		3.9607	120	480	50	200											
Floor/Carpet	X X			Extra Features	2980	980	ROAD	ROAD		.1578															
Number of Rooms	1 4			Total Value	128040	670	HSITE	HOMESITE		1.0000	15000	15000	15000	15000											
Bedrooms	2									5.716		17330	(100%)	15750											
Fireplace				Neighborhood:								6070	(35%)	5510											
Openings	2			Code:	2000																				
Stacks	1			Dwl/Gar/NC%	1.6000																				
Central Heat	A																								
ELECTRIC																									
Plumbing																									
Standard	1																								
Extra 3 Fixture	1																								