

JACKSON TWP  
RIVERDALE SD

00190

Hardin County, Ohio  
Michael T. Bacon, Auditor

20-050009.0000  
I04

AGR  
2025

sale

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

2022 CROOKS JOHN RYAN	2018-09-17
2023 CROOKS JOHN RYAN	2018-09-17
2024 CROOKS JOHN RYAN	2018-09-17
2025 CROOKS JOHN RYAN	2018-09-17 W2 E2 NW4 S13 36.358A
SR 81	4WD
	\$375,000

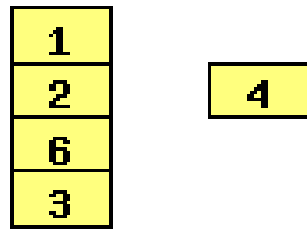
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	199	199	199	199	199
Acres	36.3580	36.3580	36.3580	36.3580	
Land100%	147830	161600	161600	161600	161610
Bldg100%	190460	231540	231540	231540	231550
Totl100%	338290t	393140t	393140t	393140t	393160t
Cauv100%	20460	52170	52170	52170	52170
Tax Value:					
Land 35%	7160	18260	18260	18260	56560
Bldg 35%	66660	81040	81040	81040	81040
Totl 35%	73820t	99300t	99300t	99300t	137610t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2587.90	2996.88	3034.60	3029.94	
Cauv Sav	1562.84	1155.90	1170.44	1168.64	
Sp-Asmnt		8.00			

60X60 pole bldg has an apt in it with 2 bedrooms 1 bath hardwood floors  
gas heat and drywall which is reflected in the grade.  
200500110000 16.728A

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
448	4	2018-09-17	CROOKS JOHN RYAN	4WD	375000	379770	190460
129	3	2004-03-25	JOLLIFF KAREN L	3WD *	0	117540	0

Year	Land	Bldg	Total	Net Tax
2021	7160	66660	73820	2819.42
2020	7160	66660	73820	2825.98

Project: 921 BLANCHARD RIVER MAINT XA/2023 ben acres / % factor



SR 81

PUB PAVED ST/RD  
Neighborhood: 2000  
Code: 2000  
Dwl/Gar/NC% 1.2500

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Phy	Fnc	True	
		FtxFt	Rate	Grade	Value	Dpr	Value	
1 Pole Build	2	250X80	20000	C	2010AV	240000	.40	144000
2 Pole Build		60X60	3600	B-	2010AV	51840	.40	31100
3 P	RFX	16X60	960	C	2010AV	9600	.40	5760
4 P	PAT	16X60	960	C	2010AV	2880	.40	1730
5 Pole Build	1	140X40	5600	C	2010AV	67200	.40	40320
6 Pole Build		20X60	1200	C	2010AV	14400	.40	8640

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	7.9563	6030	47980	2660	21160
C 2	BOB BLOUNT SILT LOAM, 2	.6518	5770	3760	2360	1540
C 14	GWB GLYNWOOD SILT LOAM	6.0134	5400	32470	1750	10520
C 15	GYB2 GLYNWOOD CLAY LOAM	.0242	5020	120	1230	30
C 16	GYC2 GLYNWOOD CLAY LOAM	.0248	4750	120	1050	30
C 39	PM PEWAMO SILTY CLAY L	.7038	6490	4570	3560	2510
W 1	BOA BLOUNT SILT LOAM 0-	9.2624	3610	33440	770	7130
W 2	BOB BLOUNT SILT LOAM, 2	4.2226	3130	13220	470	1990
W 14	GWB GLYNWOOD SILT LOAM	.4244	2830	1200	750	320
W 15	GYB2 GLYNWOOD CLAY LOAM	2.1814	1830	3990	230	500
W 16	GYC2 GLYNWOOD CLAY LOAM	.0529	1460	80	230	10
W 39	PM PEWAMO SILTY CLAY L	3.8472	5370	20660	1670	6430
980	ROAD ROAD	.9928				

Call Back: Sign: PSN Date: 2015-11-05 Lister: 20-050009.0000-v082020R