JACKSON TWP
RIVERDALE SD 00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-060039.0000 RES
G16 2025

sale

2022	MCKINNISS ROBIN R	2016-09-14
2023	MCKINNISS ROBIN R	2016-09-14
2024	HITES JEFFREY D & MAR	2023-04-12
2025	HITES JEFFREY D & MARCE	2023-04-12 N2 N2 NE4 S14 2.003A
	2007 TR 183	1WD
		$190,000
	FOREST OH 45843	

Orig Tax Year 2006
Parent: 20-060009.0000

Eff Rate: – 38.35 — 33.09 — 33.46 — 33.46 — a/r

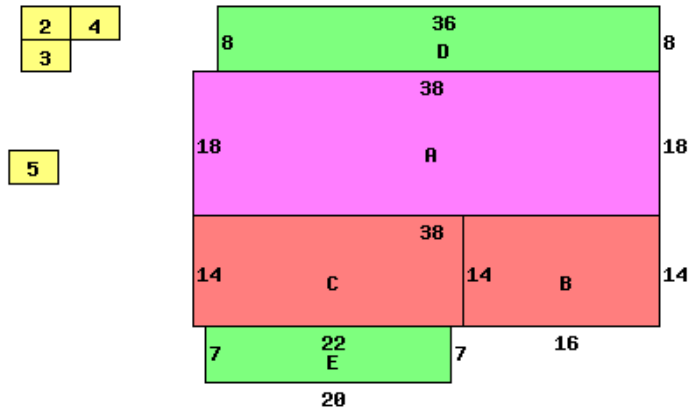
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	2.0030	2.0030	2.0030	2.0030	
Land100%	15600	20030	20030	20030	20020
Bldg100%	72310	91890	91890	91890	91890
Totl100%	87910t	111910t	111910t	111910t	111910t
Cauv100%					
Tax Value:					
Land 35%	5460	7010	7010	7010	7010
Bldg 35%	25310	32160	32160	32160	32160
Totl 35%	30770t	39170t	39170t	39170t	39170t
Hmstd35%	27840				
Owner Oc	22.92	25.50			
Hmstd RB					
Net Tax	1055.78	1156.64	1197.02		
Sp-Asmnt	18.00	22.00	18.00		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		684		a	*MAIN
1	F/C	A		224		b	ADDTN
1H	F/C	A		308		c	ADDTN
	EFP	P		288	11520	d	PORCH
	OFP	P		140	4200	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
128	1	2023-04-12	HITES JEFFREY D & MARCEE	1WD	190000	15600	72310
395	1	2016-09-14	MCKINNISS ROBIN R	1QC *	0	13510	50910
208	1	2005-04-04	MCKINNISS TIMOTHY RYAN &	1SD	45000	0	0

Year	Land	Bldg	Total	Net Tax
2021	5460	25310	30770	1149.86
2020	5460	25310	30770	1152.56

p r o j e c t		ben acres	/ %	factor
921 BLANCHARD RIVER MAINT	XA/2023			
235 KELLOGG #983 - BLANCHARD	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



2007 TR 183 45843

Occupancy 1 Single Family

Story Height 1H

Floor Level			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	1216	104110
	Part Upper	FRAME	308	17980
	Basement		342	6650
	Subtotal			128740
	Roof	GABLE		

Metal

B 1 2 U A

Plaster/Drywall	X X
Panelled Wall	X
Unfinished Wall	X
Floor/Hardwood	X X
Floor/Pine	X X
Floor/Carpet	X
Floor/Concrete	X
Floor/Tile-Lino	X
Number of Rooms	1 5 2
Bedrooms	2 2
Fireplace	
Openings	1
Stacks	1
Central Heat	A
ELECTRIC	
Plumbing	
Standard	1
Extra 3 Fixture	1

Fireplaces	2000
Plumbing	2100
Extra Features	15720
Total Value	148560
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Neighborhood:	
Code:	2000
Dwl/Gar/NC%	1.2500

	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		1524		C-	1920GD	133700	.40	.15	85230
2	Shed		30X48	1440		C	1971AV	17280	.65		6050
3	P	CAN	8X16	128		C	2010AV	1020	.40		610
4	Shed	*NV	8X8	64			OLD/	0			0
5	Pool	*PP		0			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				15000	15000	15000	15000
small acreage	1.0030				5000	5000	5020	5020

Call Back: Sign: PSN Date: 2015-11-05 Lister: 20-060039.0000-v082020R