JACKSON TWP
RIVERDALE SD 00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-060039.0000 RES
G16 2026

sale

2023 MCKINNISS ROBIN R	2016-09-14	
2024 HITES JEFFREY D & MAR	2023-04-12	
2025 HITES JEFFREY D & MAR	2023-04-12	
2026 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: 33.09 — 33.46 — 33.41 — 33.41 — a/r

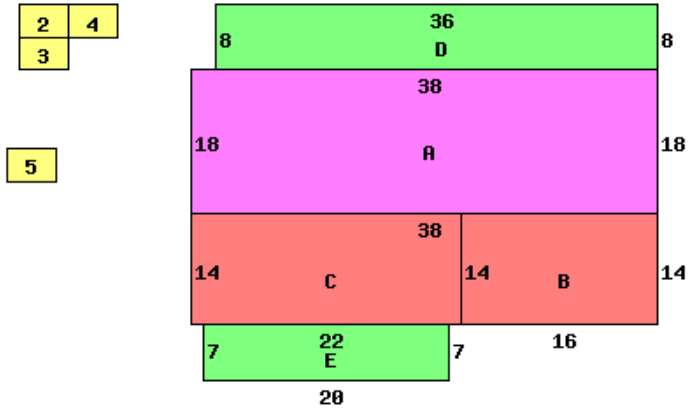
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	2.0030	2.0030	2.0030	2.0030	2.0030			
Land100%	20030	20030	20030	20030		20030	22260	22270
Bldg100%	91890	91890	91890	91890		91890	115770	115760
Totl100%	111910t	111910t	111910t	111910t		111910t	138030t	138030t
Cauv100%								
Tax Value:								
Land 35%	7010	7010	7010	7010		7010	7790	7790
Bldg 35%	32160	32160	32160	32160		32160	40520	40520
Totl 35%	39170t	39170t	39170t	39170t		39170t	48310t	48310t
Hmstd35%								
Owner Oc	25.50							
Hmstd RB								
Net Tax	1156.64	1197.02	1195.20	1195.20	1195.20			
Sp-Asmnt	22.00	18.00	21.00	21.00				

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
2022	5460	25310	30770	1055.78
2021	5460	25310	30770	1149.86

project		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

			*DWELLING COMPUTATIONS Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1216	104110
	Part Upper	FRAME	308	17980
	Basement		342	6650
	Subtotal			128740
Metal	Roof	GABLE		

	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	109100
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

B 1 2 U A

Plaster/Drywall	X X	Fireplaces	2000
Panelled Wall	X	Plumbing	2100
Unfinished Wall	X	Extra Features	15720
Floor/Hardwood	X X	Total Value	148560
Floor/Pine	X X		
Floor/Carpet	X	PUB ELECTRIC	
Floor/Concrete	X	PRIV WATER	
Floor/Tile-Lino	X	PRIV SEWER	
Number of Rooms	1 5 2	PUB PAVED ST/RD	
Bedrooms	2 2		
		Neighborhood:	
Fireplace		Code:	2000
Openings	1	Dwl/Gar/NC%	1.6000
Stacks	1		
Central Heat	A		
ELECTRIC			
Plumbing			
Standard	1		
Extra 3 Fixture	1		

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	1.0030				5000	5000	5020	5020

Call Back: Sign: PSN Date: 2015-11-05 Lister: