

JACKSON TWP
RIVERDALE SD

00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-060042.0000
G13.01

RES
2025

sale

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

2022 THAMES ED & PEGGY	2020-03-26
2023 THAMES ED & PEGGY	2020-03-26
2024 THAMES ED & PEGGY	2020-03-26
2025 THAMES ED & PEGGY	2020-03-26 PT NW4 SE4 S14 6.844A
16606 SR 81	1SD
FOREST OH 45843	\$55,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	599	511	511	511	511
Acres	6.8440	6.8440	6.8440	6.8440	
Land100%	24710	35200	35200	35200	35190
Bldg100%	30430	328770t	328770t	328770t	328780
Totl100%	55140t	363970t	363970t	363970t	363970t
Cauv100%					

Orig Tax Year 2021
Parent: 20-060030.0000

Tax Value:	8650	12320	12320	12320	12320
Land 35%	10650	115070	115070	115070	115070
Bldg 35%	19300t	127390t	127390t	127390t	127390t
Totl 35%		110800	110800	108370	
Hmstd35%		80.54	80.44	78.52	
Owner Oc		270.10	292.34	302.34	
Hmstd RB	676.60	3494.00	3520.24	3506.18	
Net Tax					

hmstd 5250 1 103120 b

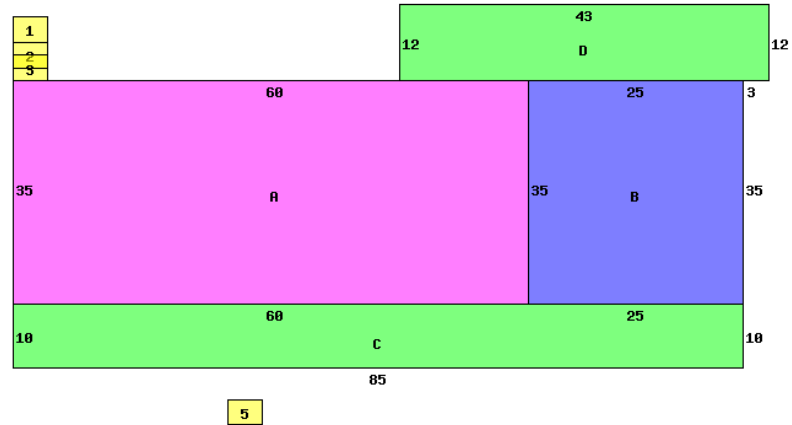
Sp-Asmnt 4.00

SHB+ 1 B	CONS M	TYPE M	FACT M	SQ-FT 2100	VALUE 24500	a *MAIN
	M	G		875	24500	b GRAGE
	OFFP	P		850	25500	c PORCH
	PAT	P		516	1550	d PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
11	3	2025-01-06	THAMES EDDIE F & PEGGY CO	3QC *	0	35200	328770
131	1	2020-03-26	THAMES ED & PEGGY	1SD	55000	0	0

Year	Land	Bldg	Total	Net Tax
2021	4650	0	4650	1071.38
2020	1230	0	1230	47.10

project	ben acres	%	factor
921 BLANCHARD RIVER MAINT			
XA/2023			



16606 SR 81 45843

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	2100	143030
	Basement	2100	38700
	Subtotal		181730
Metal			

Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 Pole Build		42X60	2520		C	2021AV	30240	.10		27220
2 P	CAN	8X60	480		C	2021AV	3840	.10		3460
3 P	CAN	8X60	480		C	2021AV	3840	.10		3460
4 DWELLING	1 B M		2100		C	2022AV	240520	.02		294640
5 POND	*.1A		0			2022AV	0			0

Plaster/Drywall		Air Conditioning		3740
Unfinished Wall	X	Plumbing		3500
Floor/Hardwood	X	Garages and Carports		24500
Floor/Carpet	X	Extra Features		27050
Number of Rooms	1 6	Total Value		240520
Bedrooms	3			

small acreage	effective frontage	depth	actual rate	effective rate	extended value	true value
road	5.6070		5000	3600	20190	20190
homesite	.2370					
	1.0000		15000	15000	15000	15000

Central Heat	A	Neighborhood:	
FORCED AIR		Code:	2000
Central A/C	A	Dwl/Gar/NC%	1.2500
Plumbing			
Standard	1		
Extra 3 Fixture	1		
Extra 2 Fixture	1		