

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	
16606 SR 81	2020-03-26 PT NW4 SE4 S14 6.844A	1SD
FOREST OH 45843		\$55,000

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

	Orig Tax Year	2021
	Parent:	20-060030.0000
2026 THAMES EDDIE F & PEGGY	2025-01-06	
16606 SR 81	3QC	
FOREST OH 45843		

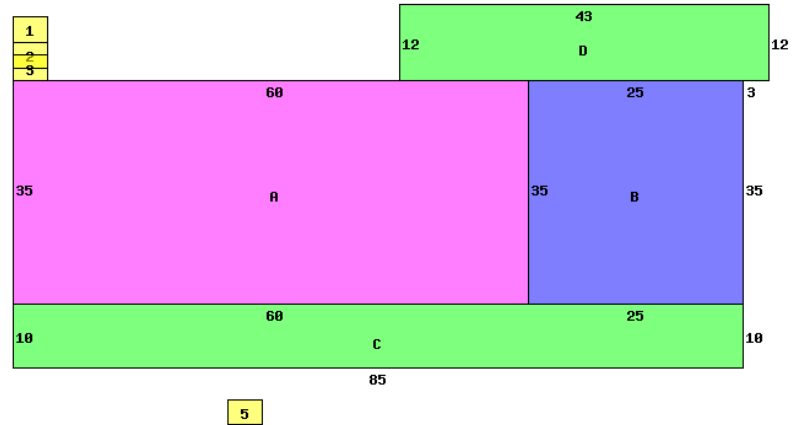
Tax Value:	8650	12320	12320	12320	12320
Land 35%	10650	115070	115070	115070	115070
Bldg 35%	19300t	127390t	127390t	127390t	127390t
Totl 35%		110800	110800	108370	
Hmstd35%		80.54	80.44	78.52	hmstd 5250 1 103120 b
Owner Oc		270.10	292.34	302.34	
Hmstd RB	676.60	3494.00	3520.24	3506.18	
Net Tax					
Sp-Asmnt		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# 11	#p 3	sale date 2025-01-06	To THAMES EDDIE F & PEGGY CO	Type/Invalid? 3QC *	Sale\$ 0	co:land 35200	co:bldg 328770
131	1	2020-03-26	THAMES ED & PEGGY	1SD	55000	0	0

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

Project 921	BLANCHARD RIVER MAINT	XA/2023	ben acres / % factor
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16606 SR 81 45843

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

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
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	D	Air Conditioning	3740
Unfinished Wall	X	Plumbing	3500
Floor/Hardwood	X	Garages and Carpports	24500
Floor/Carpet	X	Extra Features	27050
Number of Rooms	1 6	Total Value	240520
Bedrooms	3		
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		

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