JACKSON TWP
RIVERDALE SD 00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-060042.0000 RES
G13.01 2026

sale

2023 THAMES ED & PEGGY	2020-03-26	
2024 THAMES ED & PEGGY	2020-03-26	
2025 THAMES ED & PEGGY	2020-03-26	
2026 THAMES ED & PEGGY	2020-03-26 PT NW4 SE4 S14	6.844A
16606 SR 81	1SD	
	$55,000	
FOREST OH 45843		

Orig Tax Year 2021
Parent: 20-060030.0000

2027 THAMES EDDIE F & PEGGY	2025-01-06	
16606 SR 81	3QC	
FOREST OH 45843		

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

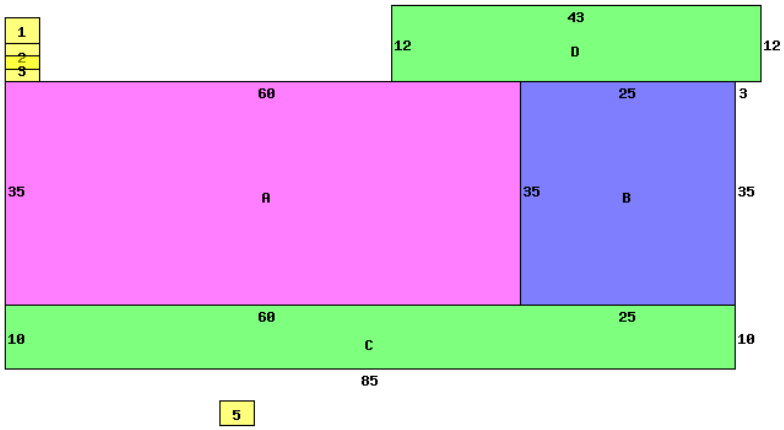
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	6.8440	6.8440	6.8440	6.8440	6.8440			
Land100%	35200	35200	35200	35200		35200	37430	37440
Bldg100%	328770	328770	328770	328770		328770	411290	411280
Totl100%	363970t	363970t	363970t	363970t		363970t	448710t	448720t
Cauv100%								
Tax Value:								
Land 35%	12320	12320	12320	12320		12320	13100	13100
Bldg 35%	115070	115070	115070	115070		115070	143950	143950
Totl 35%	127390t	127390t	127390t	127390t		127390t	157050t	157050t
Hmstd35%	110800	110800	108370	108370		108370	138040	
Owner Oc	80.54	80.44	78.52	78.52	78.52	hmstd 5250 l	103120 b	
Hmstd RB	270.10	292.34	302.34	302.34	302.34			
Net Tax	3494.00	3520.24	3506.18	3506.18	3506.18			
Sp-Asmnt	4.00							

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	M	M		2100		a	*MAIN
	M	G		875	24500	b	GRAGE
	OFP	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
2022	8650	10650	19300	676.60
2021	4650	0	4650	1071.38

p r o j e c t		ben acres	/ %	factor
921 BLANCHARD RIVER MAINT	XA/2023			



16606 SR 81 45843

Occupancy 1 Single Family *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	2100	143030
	Basement		2100	38700
	Subtotal			181730
Metal				

B 1 2 U A

Plaster/Drywall	D	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		
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	2000
Central A/C	A	Dwl/Gar/NC%	1.6000
Plumbing			
Standard	1		
Extra 3 Fixture	1		
Extra 2 Fixture	1		

	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		377140
5	POND	*.1A		0			2022AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
small acreage	5.6070				5000	3600	20190	20190
road	.2370							
homesite	1.0000				17250	17250	17250	17250