

JACKSON TWP
RIVERDALE SD

00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-080015.0000
J16

RES
2025

sale

2022	FREY CURTIS A & BETH	1998-12-14
2023	FREY CURTIS A & BETH	2022-06-22
2024	FREY CURTIS A & BETH	2022-06-22
2025	FREY CURTIS A & BETH A	2022-06-22 PT S1/2 NW1/4
	3436 TR 185	1QC 3.00A
	FOREST OH 45843	\$0

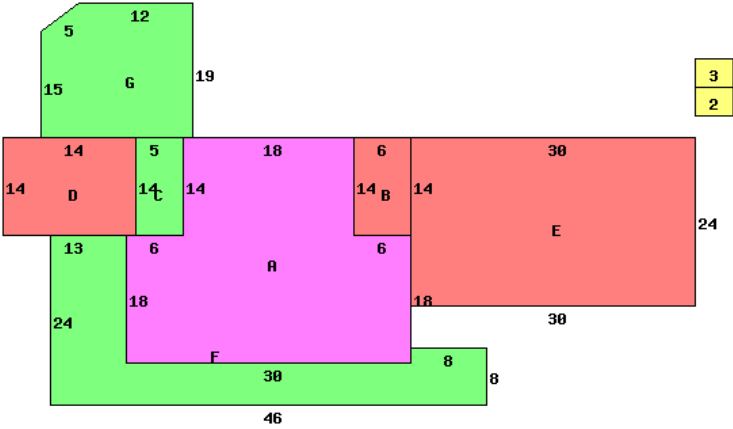
Eff Rate:-	38.35	33.09	33.46	33.41	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	3.0000	3.0000	3.0000	3.0000	25000
Land100%	18600	25000	25000	25000	180740
Bldg100%	132970	180740	180740	180740	205740t
Totl100%	151570t	205740t	205740t	205740t	
Cauv100%					
Tax Value:					
Land 35%	6510	8750	8750	8750	8750
Bldg 35%	46540	63260	63260	63260	63260
Totl 35%	53050t	72010t	72010t	72010t	72010t
Hmstd35%	49330	66480	66480	66480	
Owner 0c	40.60	48.32	48.26	48.16	hmstd 5250 l 61230 b
Hmstd RB					
Net Tax	1819.18	2124.96	2152.36	2149.08	
Sp-Asmnt	18.00	22.00	18.00	21.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE
1HB	F	M		792	
1	F/C	A		84	
	EPF	P		70	2800
1	F/C	A		196	
	OFD	P		720	
	OK	P		436	13080
				296	4440

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
291	1	2022-06-22	FREY CURTIS A & BETH A	1QC *	0	18600	132970
742	1	1998-12-14	FREY CURTIS A & BETH A	1WD	82000	10310	38510
454	1	1994-05-27	BUTLER BRYON D & LISA K	1FD *	51000	0	0

Year	Land	Bldg	Total	Net Tax
2021	6510	46540	53050	1981.24
2020	6510	46540	53050	1985.92

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



3436 TR 185 45843

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1H	Sq-Ft Value
Floor Level	
Main	FRAME 1792 130800
Part Upper	FRAME 792 35850
Basement	792 14820
Subtotal	181470
Metal	Roof GABLE
Plaster/Drywall	B 1 2 U A X X Air Conditioning 4550
Unfinished Wall	X Plumbing 2100
Floor/Hardwood	X X Extra Features 22240
Number of Rooms	1 4 3 Total Value 210360
Bedrooms	3
Central Heat	A PUB ELECTRIC
FORCED AIR	A PRIV WATER
Central A/C	A PRIV SEWER
Plumbing	PUB PAVED ST/RD
Standard	1 Neighborhood:
Extra 3 Fixture	1 Code: 2000
	Dwl/Gar/NC% 1.2500

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Cond	Replace	Phy	Fnc	True
1 DWELLING	1HB F	2584	1144	Rate	C	1920GD	210360	Value	Dpr	Dpr	Value
2 Garage		44X26	1144		C	2003AV	27460	.50	.50		157770
3 Pole Build		44X22	968		C	2003AV	11620	.50	.50		17160
											5810
homesite	acres/	effective	depth	depth	actual	effective	extended	true			
small acreage	frontage	frontage	factor	factor	rate	rate	value	value			
	1.0000	15000	15000	10000	15000	15000	10000	10000			
	2.0000	5000	5000	10000	5000	5000	10000	10000			