

JACKSON TWP
RIVERDALE SD

00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-080015.0000
J16

RES
2025

sale

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

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			

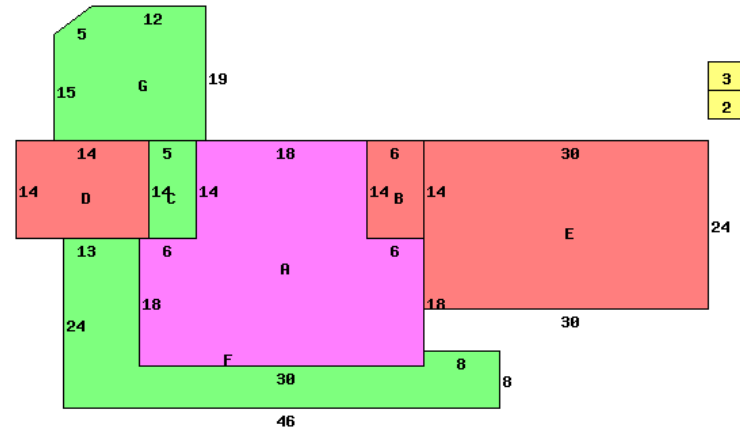
Tax Year	2022	2023	2024	2025	
Prop Cls	511	511	511	511	CAMA
Acres	3.0000	3.0000	3.0000	3.0000	511
Land100%	18600	25000	25000	25000	25000
Bldg100%	132970	180740	180740	180740	180740
Totl100%	151570t	205740t	205740t	205740t	205740t
Cauv100%					
Tax Value:					
Land 35%	6510	8750	8750	8750	8750
Bldg 35%	46540	63260	63260	63260	63260
Totl 35%	53050t	72010t	72010t	72010t	72010t
Hmstd35%	49330	66480	66480	66480	
Owner Oc	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		a	*MAIN
1	F/C	A		84		b	ADDTN
1	OFF	P		70	2800	c	PORCH
1	F/C	A		196		d	ADDTN
1	F/C	A		720		e	ADDTN
	OFF	P		436	13080	f	PORCH
	DK	P		296	4440	g	PORCH

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	Sq-Ft	Value
Story Height	1H			
Floor Level	Main	FRAME	1792	130800
	Part Upper	FRAME	792	35850
	Basement		792	14820
	Subtotal			181470
Metal	Roof	GABLE		
	B 1 2 U A			
Plaster/Drywall	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		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	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1HB F			Cond	Value	Dpr	Dpr	Value
2 Garage		44X26	1144	C	210360	.40		157770
3 Pole Build		44X22	968	C	27460	.50		17160
		44X22	968	C	11620	.50		5810
homesite	acres/	effective	depth	actual	effective	extended	true	
small acreage	frontage	frontage	depth	rate	rate	value	value	
	1.0000	15000	5000	15000	15000	15000	15000	
	2.0000	5000	5000	10000	10000	10000	10000	