JACKSON TWP
RIVERDALE SD 00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-080015.0000 RES
J16 2026

sale

2023 FREY CURTIS A & BETH	2022-06-22	
2024 FREY CURTIS A & BETH	2022-06-22	
2025 FREY CURTIS A & BETH	2022-06-22	
2026 FREY CURTIS A & BETH A	2022-06-22 PT S1/2 NW1/4	
3436 TR 185	1QC	3.00A
	$0	
FOREST OH 45843		

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

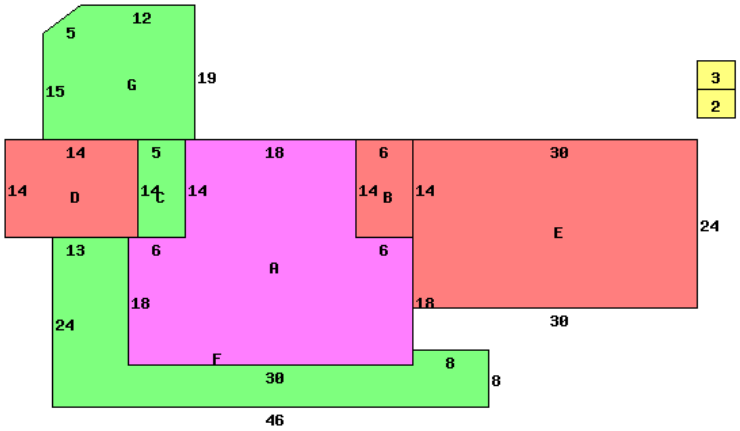
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	3.0000	3.0000	3.0000	3.0000	3.0000			
Land100%	25000	25000	25000	25000		25000	27260	27250
Bldg100%	180740	180740	180740	180740		180740	229740	229730
Totl100%	205740t	205740t	205740t	205740t		205740t	257000t	256980t
Cauv100%								
Tax Value:								
Land 35%	8750	8750	8750	8750		8750	9540	9540
Bldg 35%	63260	63260	63260	63260		63260	80410	80410
Totl 35%	72010t	72010t	72010t	72010t		72010t	89950t	89940t
Hmstd35%	66480	66480	66480	66480		66480	84410	
Owner Oc	48.32	48.26	48.16	48.16	48.16	hmstd 5250 l	61230 b	
Hmstd RB								
Net Tax	2124.96	2152.36	2149.08	2149.08	2149.08			
Sp-Asmnt	22.00	18.00	21.00	21.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		792		a	*MAIN
1	F/C	A		84		b	ADDTN
	EFP	P		70	2800	c	PORCH
1	F/C	A		196		d	ADDTN
1	F/C	A		720		e	ADDTN
	OFP	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
2022	6510	46540	53050	1819.18
2021	6510	46540	53050	1981.24

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		
		PUB ELECTRIC	
Central Heat	A	PRIV WATER	
FORCED AIR		PRIV SEWER	
Central A/C	A	PUB PAVED ST/RD	
Plumbing			
Standard	1	Neighborhood:	
Extra 3 Fixture	1	Code:	2000
		Dwl/Gar/NC%	1.6000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1HB F		2584		C	1920GD	210360	.40		201950
2	Garage		44X26	1144		C	2003AV	27460	.50		21970
3	Pole Build		44X22	968		C	2003AV	11620	.50		5810

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	2.0000				5000	5000	10000	10000

Call Back: Sign: PSN Date: 2015-11-10 Lister:

20-080015.0000-v082020R