JACKSON TWP
RIVERDALE SD 00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-080016.0000 RES
J18 2025

sale

2022	HARDER JAMES	2013-03-12
2023	HARDER JAMES	2013-03-12
2024	HARDER JAMES	2013-03-12
2025	HARDER JAMES	2013-03-12 PT W2 W2 SW4 S24 3.00A
	3892 TR 185	1SD
		$69,000
	FOREST OH 45843	

Orig Tax Year 1996
Parent: 20-080009.0000

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

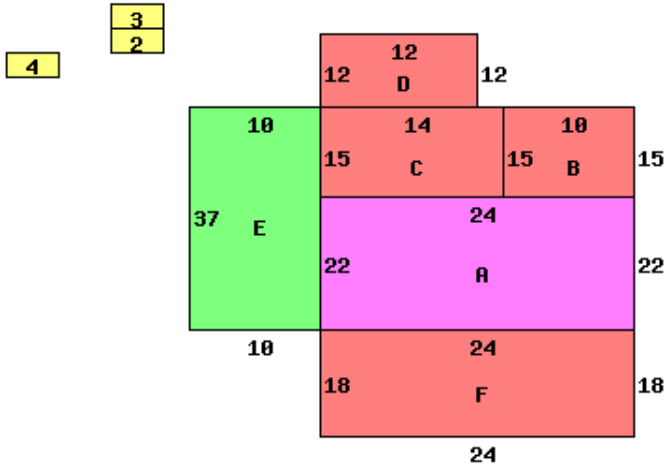
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	3.0000	3.0000	3.0000	3.0000	
Land100%	18600	25000	25000	25000	25000
Bldg100%	131060	148370	148370	148370	148380
Totl100%	149660t	173370t	173370t	173370t	173380t
Cauv100%					
Tax Value:					
Land 35%	6510	8750	8750	8750	8750
Bldg 35%	45870	51930	51930	51930	51930
Totl 35%	52380t	60680t	60680t	60680t	60680t
Hmstd35%	45080	51060	51060	51060	
Owner Oc	37.10	37.12	37.06	37.00	hmstd 5250 l 45810 b
Hmstd RB					
Net Tax	1799.18	1794.22	1817.32	1814.52	
Sp-Asmnt	18.00	22.00	18.00	21.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		528		a	*MAIN
1	F/C	A		150		b	ADDTN
1	F/C	A		210		c	ADDTN
1	F/C	A		144		d	ADDTN
	PAT	P		370	1110	e	PORCH
1	F/C	A		432		f	ADDTN

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
115	1	2013-03-12	HARDER JAMES	1SD	69000	16510	111970
129	1	2006-03-06	JOHNSTON MARK D & DARLEN	1SD	193000	15910	77310
114	1	1999-03-16	WRIGHT JOSEPHINE D	1WD	134000	11200	29000
739	2	1995-08-08	ADKINS TOD A &	2WD	72625	0	0

Year	Land	Bldg	Total	Net Tax
2021	6510	45870	52380	1959.52
2020	6510	45870	52380	1964.12

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	



3892 TR 185 45843

Occupancy 1 Single Family

Story Height 2

Floor Level			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	1464	115230
	Full Upper	FRAME	528	44820
	Basement		396	7650
	Subtotal			167700
	Roof	HIP		

Metal

	B 1 2 U A		
Plaster/Drywall	X X	Air Conditioning	3480
Unfinished Wall	X	Plumbing	2100
Floor/Pine	X X	Extra Features	1110
Floor/Carpet	X	Total Value	174390
Number of Rooms	1 3 3		
Bedrooms	1 3	PUB ELECTRIC	
		PRIV WATER	
Central Heat	A	PRIV SEWER	
FORCED AIR		PUB PAVED ST/RD	
Central A/C	A		
Plumbing		Neighborhood:	
Standard	1	Code:	2000
Extra 3 Fixture	1	Dwl/Gar/NC%	1.2500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value		
1	DWELLING	2 B F		1992		C	1920GD	174390	.40		130790		
2	Pole Build		26X32	832		C	1996AV	9980	.60		3990		
3	CANOPY	*SV	10X14	140			OLD/FR	100			100		
4	Pole Build		30X40	1200		C	2015AV	18000	.25		13500	ELECTRIC	CONCRET FL

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				15000	15000	15000	15000
small acreage	2.0000				5000	5000	10000	10000

Call Back: Sign: PSN Date: 2016-01-27 Lister: 20-080016.0000-v082020R