

JACKSON TWP
RIVERDALE SD

00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-090001.0000
A08

AGR
2025

sale

2022	MCCUNE BETTY J ETAL	1996-02-12	
2023	MCCUNE BETTY J ETAL	1996-02-12	
2024	MCCUNE BETTY J ETAL	1996-02-12	
2025	MCCUNE BETTY J ETAL	1996-02-12	PT S 1/2 S25 108.75A
	4729 SR 53 & TR 60	4CT	
	FOREST OH 45843	\$0	

Eff Rate:-	38.35	33.09	33.46	33.46	a/r
Tax Year	2022	2023	2024	2025	
Prop Cls	111	111	111	111	CAMA 111
Acres	108.7500	108.7500	108.7500	108.7500	
Land100%	593260	649430	649430	649430	649430
Bldg100%	142000	156940	156940	156940	156940
Totl100%	735260t	806370t	806370t	806370t	806370t
Cauv100%	166600	312340	312340	312340	312340
Tax Value:					
Land 35%	58310	109320	109320	109320	227300
Bldg 35%	49700	54930	54930	54930	54930
Totl 35%	108010t	164250t	164250t	164250t	282230t
Hmstd35%	52280	57110	57110	57110	
Owner Oc	43.02	41.52	41.46		
Hmstd RB	299.56	270.10	292.34		
Net Tax	3443.94	4645.46	4685.66		
	5235.04	3560.66	3605.46		
Sp-Asmnt	179.30	290.82	286.82		

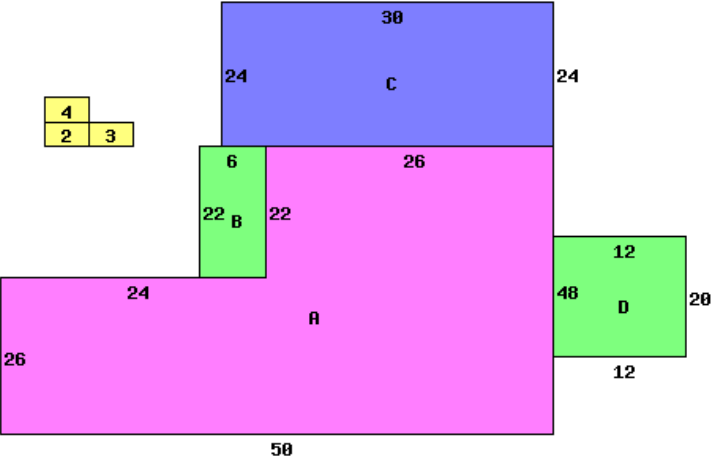
2026	MCCUNE RANDALL	2025-01-27	
	4729 SR 53 & 60	1QC	
	FOREST OH 45843		

SHB+ 1	CONS B/C EFP B2 STP	TYPE M P G P	FACT	SQ-FT 1872 132 720 240	VALUE 5280 20160 960	a b c d	*MAIN PORCH GRAGE PORCH
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Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
44	1	2025-01-27	MCCUNE RANDALL	1QC *	0	649430	156940
17	1	2025-01-08	MCCUNE RANDALL	1AF *	0	649430	156940
16	4	2025-01-08	MCCUNE RANDALL ETAL	4AF *	0	649430	156940
58	4	1996-02-12	MCCUNE BETTY J ETAL	4CT *	0	86200	68800

Year	Land	Bldg	Total	Net Tax
2021	58310	49700	108010	3751.44
2020	58310	49700	108010	3760.16

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



4729 SR 53 & TR 60 45843

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1	Sq-Ft Value
Floor Level	1872 145830
Metal	145830
B 1 2 U A	
Plaster/Drywall	X
Floor/Pine	X
Floor/Carpet	X
Number of Rooms	6
Bedrooms	3
Fireplace	
Openings	1
Stacks	1
Central Heat	A
FORCED AIR	
Central A/C	A
Plumbing	
Standard	1
Extra 3 Fixture	1
Fireplaces	2000
Air Conditioning	3280
Plumbing	2100
Garages and Carports	20160
Extra Features	6240
Total Value	179610
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Neighborhood:	
Code:	2000
Dwl/Gar/NC%	1.2500

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 B/C	1872	1872		C+	1968AV		197570	.40		148180
2 Pole Build		30X50	1500		C	1920AV		18000	.65		6300
3 P	CAN	14X30	420		C	1980AV		3360	.65		1180
4 P	CAN	12X38	456		C	1980AV		3650	.65		1280
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv					
C 1	BOA BLOUNT SILT LOAM 0-	46.8509	6030	282510	2660	124620					
C 39	PM PEWAMO SILTY CLAY L	43.7141	6490	283700	3560	155620					
W 1	BOA BLOUNT SILT LOAM 0-	11.6751	3610	42150	770	8990					
W 39	PM PEWAMO SILTY CLAY L	4.8553	5370	26070	1670	8110					
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000					
980	ROAD ROAD	.6546									
		108.75		649430	(100%)	312340		CAUV #	4659		
				227300	(35%)	109320					

Call Back: Sign: PSN Date: 2015-10-14 Lister:

20-090001.0000-v082020R