

JACKSON TWP
RIVERDALE SD

00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-090001.0000
A08

AGR
2025

sale

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

| | | | |
|--------------------------|------------|----------------------|--|
| 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 | | |

| | | | | | |
|----------|----------|----------|----------|----------|---------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | |
| Prop Cls | 111 | 111 | 111 | 111 | CAMA |
| Acres | 108.7500 | 108.7500 | 108.7500 | 108.7500 | 111 |
| Land100% | 593260 | 649430 | 649430 | 649430 | 649430 |
| Bldg100% | 142000 | 156940 | 156940 | 156940 | 156940 |
| Totl100% | 735260t | 806370t | 806370t | 806370t | 806370t |
| Cauv100% | 166600 | 312340 | 312340 | 312340 | 312340 |

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

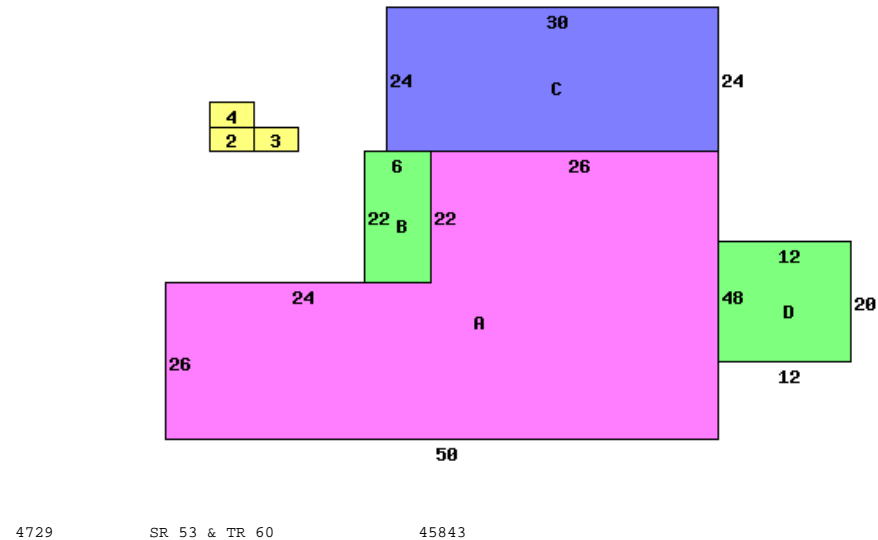
| | | | | | |
|------------|---------|---------|---------|---------|----------------------|
| Tax Value: | | | | | |
| Land 35% | 58310 | 109320 | 109320 | 109320 | 227300 |
| Bldg 35% | 49700 | 54930 | 54930 | 54930 | 54930 |
| Totl 35% | 108010t | 164250t | 164250t | 164250t | 282230t |
| Hmstd35% | 52280 | 57110 | 57110 | 57110 | |
| Owner Oc | 43.02 | 41.52 | 41.46 | 41.38 | hmstd 5250 1 51860 b |
| Hmstd RB | 299.56 | 270.10 | 292.34 | 302.34 | |
| Net Tax | 3443.94 | 4645.46 | 4685.66 | 4668.02 | |
| Cauv Sav | 5235.04 | 3560.66 | 3605.46 | 3599.92 | |
| Sp-Asmnt | 179.30 | 290.82 | 286.82 | 719.66 | |

| | | | | | | |
|--------|----------|--------|------|------------|------------|---------|
| SHB+ 1 | CONS B/C | TYPE M | FACT | SQ-FT 1872 | VALUE 5280 | a *MAIN |
| | EFP | P | | 132 | 20160 | b PORCH |
| | B2 | G | | 720 | | c GRAGE |
| | STP | F | | 240 | 960 | d PORCH |

| 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 | Subtotal | 145830 |
| | Roof | |
| | B 1 2 U A | |
| Plaster/Drywall | X | Fireplaces 2000 |
| Floor/Pine | X | Air Conditioning 3280 |
| Floor/Carpet | X | Plumbing 2100 |
| Number of Rooms | 6 | Garages and Carports 20160 |
| Bedrooms | 3 | Extra Features 6240 |
| | | Total Value 179610 |
| Fireplace | | |
| Openings | 1 | PUB ELECTRIC |
| Stacks | 1 | 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 | Unit | Blt/Renov | Replace | Phy | Fnc | True |
|--------------|-------------------------|---------|--------|-----------|---------|--------|-----|-------------|
| 1 DWELLING | 1 B/C | 1872 | Rate | Grade | Cond | Value | Dpr | Dpr |
| 2 Pole Build | | 30X50 | 1500 | C+ | 1968AV | 197570 | .40 | 148180 |
| 3 P | CAN | 14X30 | 420 | C | 1920AV | 18000 | .65 | 6300 |
| 4 P | CAN | 12X38 | 456 | C | 1980AV | 3360 | .65 | 1180 |
| | | | | 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