

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		
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	2025	
Prop Cls	111	111	111	111	111	CAMA
Acres	108.7500	108.7500	108.7500	108.7500	108.7500	111
Land100%	593260	649430	649430	649430	312340	649430
Bldg100%	142000	156940	156940	156940	156940	156940
Totl100%	735260t	806370t	806370t	806370t	469290t	806370t
Cauv100%	166600	312340	312340	312340		312340

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

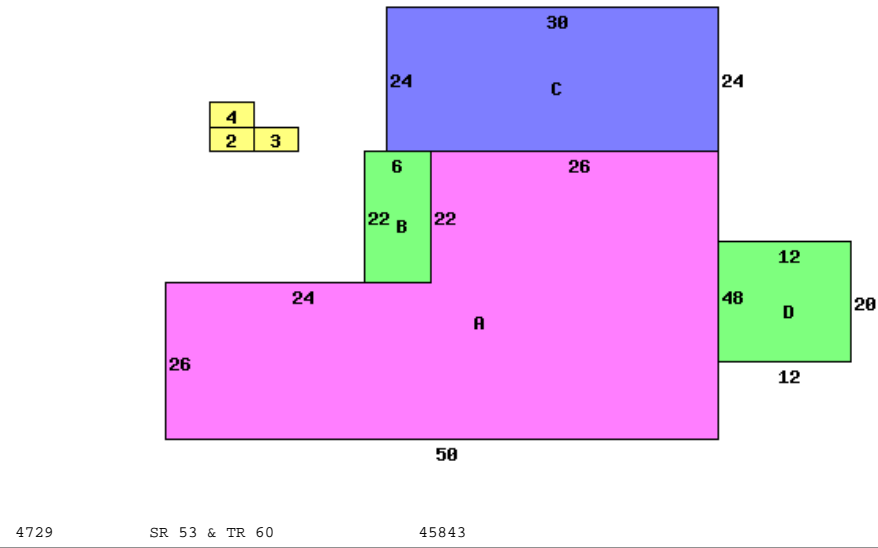
Tax Value:						
Land 35%	58310	109320	109320	109320	109320	227300
Bldg 35%	49700	54930	54930	54930	54930	54930
Totl 35%	108010t	164250t	164250t	164250t	164250t	282230t
Hmstd35%	52280	57110	57110	57110	57110	
Owner Oc	43.02	41.52	41.46	41.38	41.38	hmstd 5250 1 51860 b
Hmstd RB	299.56	270.10	292.34	302.34	302.34	
Net Tax	3443.94	4645.46	4685.66	4668.02	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	5280	b PORCH
	B2	G		720	20160	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



Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	1872	145830
Metal	Subtotal	145830
	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	Dpr	Dpr	Value
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:

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