

JACKSON TWP
RIVERDALE SD

00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-090003.0000
A13

AGR
2025

sale

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

| | |
|-----------------------------|-------------------------------------|
| 2022 FOX DAVID E & FRANKLI | 2011-09-20 |
| 2023 FOX DAVID E & FRANKLI | 2011-09-20 |
| 2024 FOX DAVID E & FRANKLI | 2011-09-20 |
| 2025 FOX DAVID E & FRANKLIN | 2011-09-20 SW 1/4 SW 1/4 S25 40.00A |
| 17241 TR 60 | 2WD |
| FOREST OH 45843 | \$420,000 |

| | | | | | |
|------------|---------|---------|---------|---------|---------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
| Prop Cls | 111 | 111 | 111 | 111 | 111 |
| Acres | 40.0000 | 40.0000 | 40.0000 | 40.0000 | |
| Land100% | 219430 | 240970 | 240970 | 240970 | 240960 |
| Bldg100% | 66140 | 77460 | 77460 | 77460 | 77450 |
| Totl100% | 285570t | 318430t | 318430t | 318430t | 318410t |
| Cauv100% | 71890 | 126110 | 126110 | 126110 | 126100 |
| Tax Value: | | | | | |
| Land 35% | 25160 | 44140 | 44140 | 44140 | 84340 |
| Bldg 35% | 23150 | 27110 | 27110 | 27110 | 27110 |
| Totl 35% | 48310t | 71250t | 71250t | 71250t | 111440t |
| Hmstd35% | | | | | |
| Owner Oc | | | | | |
| Hmstd RB | | | | | |
| Net Tax | 1693.60 | 2150.32 | 2177.38 | 2174.04 | |
| Cauv Sav | 1810.34 | 1213.26 | 1228.52 | 1226.62 | |
| Sp-Asmnt | 77.32 | 120.88 | 116.88 | 257.51 | |

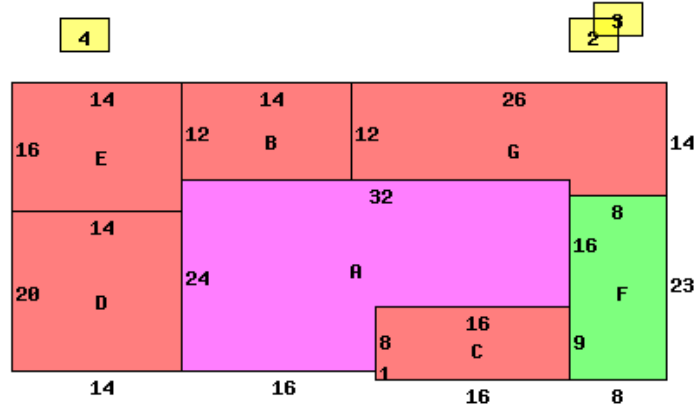
| | | | | | | | |
|------|------|------|------|-------|-------|---|-------|
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
| 2 B | F | M | | 640 | | b | ADDTN |
| 2 | F/C | A | | 168 | | c | ADDTN |
| 1 | F | A | | 144 | | d | ADDTN |
| 1 | F/C | A | | 280 | | e | ADDTN |
| 2 | F/C | A | | 224 | | f | PORCH |
| | OFFP | P | | 184 | 5520 | g | ADDTN |
| 1 | F | A | | 328 | | | |

7-27-15 1.148 ac put in ditch right of way for steinle ditch

| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:bldg |
|-------|----|------------|------------------------|---------------|--------|---------|---------|
| 405 | 2 | 2011-09-20 | FOX DAVID E & FRANKLIN | W 2WD | 420000 | 99890 | 64370 |
| 459 | 2 | 1996-10-10 | MESSENGER WAYNE | 2CT * | 0 | 43400 | 39310 |
| 299 | 1 | 1992-04-03 | | 1UN * | 0 | 0 | 88800 |

| Year | Land | Bldg | Total | Net Tax |
|------|-------|-------|-------|---------|
| 2021 | 25160 | 23150 | 48310 | 1845.10 |
| 2020 | 25160 | 28650 | 53810 | 2059.94 |

| Project | 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 |



17241 TR 60 45843

| | |
|---------------------------|---------------------------|
| Occupancy 1 Single Family | *DWELLING COMPUTATIONS |
| Story Height 2 | Sq-Ft Value |
| Floor Level | |
| Main | FRAME 1784 130210 |
| Full Upper | FRAME 1032 62280 |
| Basement | 640 12140 |
| Subtotal | 204630 |
| Metal Roof | GABLE |
| Plaster/Drywall | P P Air Conditioning 4910 |
| Panelled Wall | X Extra Features 5520 |
| Unfinished Wall | X Total Value 215060 |
| Floor/Pine | X |
| Floor/Carpet | X |
| Number of Rooms | 1 4 2 PUB ELECTRIC |
| Bedrooms | 2 PRIV WATER |
| Central Heat | A PUB PAVED ST/RD |
| FORCED AIR | |
| Central A/C | A Neighborhood: |
| Plumbing | Code: 2000 |
| Standard | 1 Dwl/Gar/NC% 1.2500 |

| Bldg Type | SHB+Cons | DixHt | Area | Unit Rate | Grade | Blt/Renov | Replace | Phy Dpr | Fnc Dpr | True Value | |
|--------------|-------------------------|---------|--------|-----------|-------|-----------|---------|---------|---------|------------|-------------|
| 1 DWELLING | 2 B F | | 2816 | | C- | OLD/AV | 193550 | .55 | .35 | 70770 | |
| 2 Garage | | 18X26 | 468 | | C | OLD/AV | 11230 | .65 | | 4910 | |
| 3 Flat Barn | | 34X42 | 1428 | | D | OLD/GD | 13710 | .80 | .50 | 1370 | |
| 4 Poultry Ho | *SV | 20X40 | 800 | | | OLD/FR | 400 | | | 400 | |
| Tab # | S O I L | Acres | Mkt/Ac | Market | Au/Ac | Cauv | | | | | |
| C 1 | BOA BLOUNT SILT LOAM 0- | 19.8305 | 6030 | 119580 | 2660 | 52750 | | | | | |
| C 39 | PM PEWAMO SILTY CLAY L | 16.3910 | 6490 | 106380 | 3560 | 58350 | | | | | |
| 670 | HSITE HOMESITE | 1.0000 | 15000 | 15000 | 15000 | 15000 | | | | | |
| 980 | ROAD ROAD | 1.6305 | | | | | | | | | |
| 970 | DROW DITCH RIGHT OF WAY | 1.1480 | | | | | | | | | |
| | | | | | | | 40 | 240960 | (100%) | 126100 | CAUV # 3535 |
| | | | | | | | | 84340 | (35%) | 44140 | |