

JACKSON TWP
RIVERDALE SD

Hardin County, Ohio
Michael T. Bacon, Auditor

20-090005.0000
J01

AGR
2025

00190

sale

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

2022	KELLOGG WILLIAM L TRU	2012-04-10
2023	KELLOGG WILLIAM L TRU	2012-04-10
2024	KELLOGG WILLIAM L TRU	2012-04-10
2025	KELLOGG WILLIAM L TRUST	2012-04-10
17358	TR 50	80C E 1/2 NW 1/4 S25
		80C N PT NE4 NW4 S25 77.00A
	FOREST OH 45843	\$0

Tax Year	2022	2023	2024	2025	2025	2026	CAMA
Prop Cls	111	111	111	111	111	111	111
Acres	80.0000	80.0000	80.0000	80.0000	488710	488710	488700
Land100%	446170	488710	488710	488710	476970	211310	476960
Bldg100%	408170	476970	476970	476970	965690t	700030t	965660t
Totl100%	854340t	965690t	965690t	965690t	488710	488710	227970
Cauv100%	120940	227970	227970	227970			
Tax Value:							
Land 35%	42330	79790	79790	79790	79790	72830	171050
Bldg 35%	142860	166940	166940	166940	166940	73960	166940
Totl 35%	185190t	246730t	246730t	246730t	246730t	146790t	337980t
Hmstd35%	63110	71450	71450				
Owner 0c	51.94	51.94	51.88				
Hmstd RB							
Net Tax	6440.26	7394.40	7488.16	7528.46			
Cauv Sav	3990.52	2754.24	2788.88	2784.60			
Sp-Asmnt	36.32	56.54	48.54	49.19			

2026	KELLOGG LAND HOLDINGS L	2025-05-15
17358	TR 50	6FD
	FOREST OH 45843	

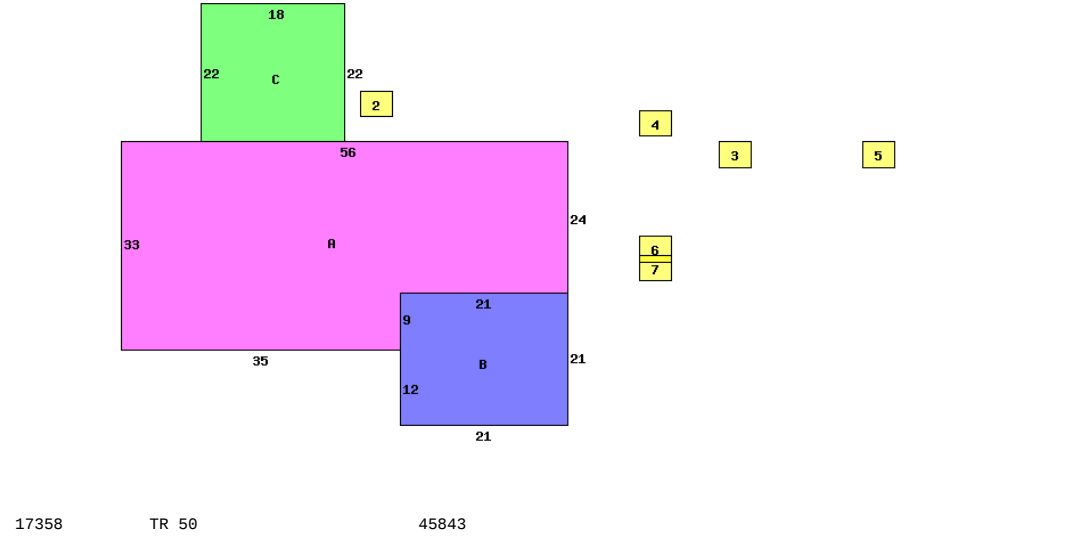
SHB+ 1 B 1 B	CONS B B PAT	TYPE M G P	FACT	SQ-FT 1659 441 396	VALUE 12350 1190	a b c	*MAIN GRAGE PORCH
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#: 6 L/W
200900060000 57.00a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
210	6	2025-05-15	KELLOGG LAND HOLDINGS LLC	6FD *	0	488710	476970
134	8	2012-04-10	KELLOGG WILLIAM L TRUSTEE	80C *	0	248570	195600
79	8	2011-03-07	KELLOGG WILLIAM L & LORI	80C *	0	184060	209800
78	8	2011-03-07	KELLOGG WILLIAM L & LORI	80C *	0	184060	209800

Year	Land	Bldg	Total	Net Tax
2021	42330	142860	185190	7015.52
2020	42330	142860	185190	7031.92

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



Occupancy 1 Single Family			*DWELLING COMPUTATIONS	
Story Height	1		Sq-Ft	Value
Floor Level		Main	BRICK	1659 136800
		Basement		1659 30690
Shingle		Roof	GABLE	167490
	B 1 2 U A			
Plaster/Drywall	X	Fireplaces		2000
Unfinished Wall	X	Air Conditioning		2970
Floor/Carpet	X	Plumbing		2800
Floor/Concrete	X	Garages and Carports	12350	
Number of Rooms	1 5	Extra Features	1190	
Bedrooms	2	Total Value	188800	
Fireplace		PUB ELECTRIC		
Openings	1	PRIV WATER		
Stacks	1	PRIV SEWER		
Central Heat	A	PUB PAVED ST/RD		
FORCED AIR				
Central A/C	A	Neighborhood:		
Plumbing		Code:	2000	
Standard	1	Dwl/Gar/NC%	1.2500	
Extra 3 Fixture	1			
Extra Fixture	1			

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 B B		1659		C	1994AV		188800	.24		179360
2 POND	*RETENTI		0			2008AV		0			0
3 Pole Build	M 0	70X75	5250		C	2008AV		78750	.45		43310
5 Pole Build	10	100X200	20000		C	2014AV		240000	.30		168000
6 Pole Build	F	60X100	6000		C	2019AV		90000	.15		76500
7 P	OPF		384		C	2019AV		11520	.15		9790
Tab #	S O I L		Acres			Mkt/Ac		Market	Au/Ac		Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	48.0444			6030		289710	2660		127800
C 2	BOB	BLOUNT SILT LOAM, 2	7.5420			5770		43520	2360		17800
C 39	PM	PEWAMO SILTY CLAY L	17.7118			6490		114950	3560		63050
W 1	BOA	BLOUNT SILT LOAM 0-	1.0270			3610		3710	770		790
W 2	BOB	BLOUNT SILT LOAM, 2	.1888			3130		590	470		90
W 39	PM	PEWAMO SILTY CLAY L	1.8069			5370		9700	1670		3020
670	HSITE	HOMESITE	1.0000			15000		15000	15000		15000
980	ROAD	ROAD	.8573								
C 1	BOA	BLOUNT SILT LOAM 0-	.6566			6030		3960	230		150
C 39	PM	PEWAMO SILTY CLAY L	1.1652			6490		7560	230		270
			80					488700	(100%)		227970
								171050	(35%)		79790
										CAUV #	4720

Call Back:

Sign: PSN Date: 2015-11-10 Lister:

20-090005.0000-v082020R