

JACKSON TWP  
RIVERDALE SD

00190

Hardin County, Ohio  
Michael T. Bacon, Auditor

20-090005.0000  
J01

AGR  
2025

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	E 1/2 NW 1/4 S25		
	17358 TR 50		8QC 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			
Land100%	446170	488710	488710	488710	488710	488710	488700
Bldg100%	408170	476970	476970	476970	476970	211310	476960
Totl100%	854340t	965690t	965690t	965690t	965690t	700030t	965660t
Cauv100%	120940	227970	227970	227970	488710	488710	227970

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

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 Oc	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			

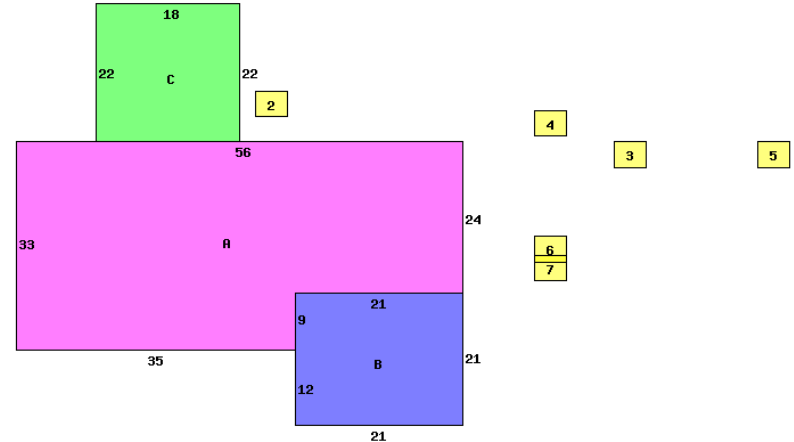
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	B	M		1659		a	*MAIN
1	B	G		441	12350	b	GRAGE
	PAT	P		396	1190	c	PORCH

#: 6 L/W  
200900060000 57.00a

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

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

project	ben acres	/	%	factor
127 BUCK RUN - BLANCHARD				XA/2025
921 BLANCHARD RIVER MAINT				XA/2023
235 KELLOGG #983 - BLANCHARD				XA/2025



17358 TR 50 45843

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	BRICK	1659 136800
	Basement		1659 30690
	Subtotal		167490
Shingle	Roof	GABLE	
	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		C	2008AV		0			0
3 Pole Build	M 0	70X75	5250		C	2008AV		78750	.45		43310
5 Pole Build	10	100X20	200000		C	2014AV		240000	.30		168000
6 Pole Build	F	60X100	6000		C	2019AV		90000	.15		76500
7 P	OFF		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	CAUV # 4720
				171050	( 35%)	79790	