

July 3, 2025

JACKSON TWP
RIVERDALE SD

REAL PROPERTY RECORD

06:24 PM

Hardin County, Ohio
Michael T. Bacon, Auditor

20-090012.0000
A12

AGR
2024

00190

sale

2021 FOX DAVID E & FRANKLI
2022 FOX DAVID E & FRANKLI
2023 FOX DAVID E & FRANKLI
2024 FOX DAVID E & FRANKLIN
TR 185

2011-09-20
2011-09-20
2011-09-20
2011-09-20 NW 1/4 SW 1/4 S25 40.00A
2WD
\$420,000

Eff Rate:- 41.83 — 38.35 — 33.09 — 33.46 — a/r
Tax Year 2021 2022 2023 2024
Prop Cls 110 110 110 110
Acres 40.0000 40.0000 40.0000 40.0000
Land100% 217830 217830 238000 238000
Bldg100% 0
Totl100% 217830t 217830t 238000t 237990t
Cauv100% 59110 59110 113310 113310
Tax Value:
Land 35% 20690 20690 39660 39660
Bldg 35% 0 0 0 0
Totl 35% 20690t 20690t 39660t 39660t
Hmstd35%
Owner 0c
Hmstd RB
Net Tax 790.20 725.32 1196.94 1212.00
Cauv Sav 2121.64 1947.42 1317.06 1333.64
Sp-Asmnt 59.32 59.32 102.88 98.88

CAMA
110
237990
237990t
113310

Sale# #p sale date To
405 2 2011-09-20 FOX DAVID E & FRANKLIN W
459 2 1996-10-10 MESSENGER WAYNE
299 1 1992-04-03

Type/Invalid?
2WD *
2CT *
1UN *

Sale\$ co:land co:blgd
420000 83630 0
0 35600 0
0 43510 0

Year Land Bldg Total Net Tax
2020 20690 0 20690 792.04
2019 34600 0 34600 1295.56

p r o j e c t
127 BUCK RUN - BLANCHARD XA/2024
921 BLANCHARD RIVER MAINT XA/2023
ben acres / % factor

TR 185

PUB PAVED ST/RD

Neighborhood:
Code: 2000
Dwl/Gar/NC% 1.2500

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	25.3414	6030	152810	2660	67410
C 39	PM PEWAMO SILTY CLAY L	12.6064	6490	81820	3560	44880
C 51	WSTL WASTE LAND	.5000	120	60	50	30
W 1	BOA BLOUNT SILT LOAM 0-	.1173	3610	420	770	90
W 39	PM PEWAMO SILTY CLAY L	.5363	5370	2880	1670	900
980	ROAD ROAD	.8986				

40 237990 (100%) 113310 CAUV # 3535
83300 (35%) 39660

Call Back: Sign: PSN Date: 2015-10-14 Lister: 20-090012.0000-v082020R