

JACKSON TWP  
RIVERDALE SD

00190

Hardin County, Ohio  
Michael T. Bacon, Auditor

20-100011.0000  
A18

AGR  
2025

sale

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

2022 STEWART RICHARD E & D	2020-05-11
2023 STEWART RICHARD E & D	2020-05-11
2024 STEWART RICHARD E & D	2020-05-11
2025 RJ BOOSE FARMS LLC	2024-07-26 N 1/2 SE 1/4 S26 61.675A
4647 TR 185	2QC
FOREST OH 45843	\$0

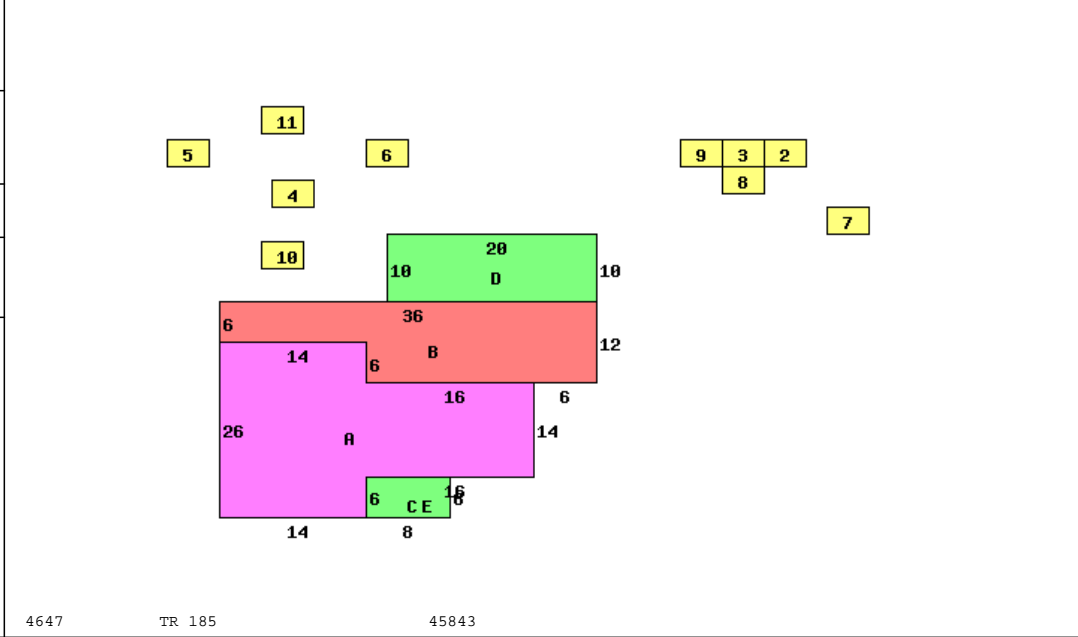
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	80.0000	80.0000	80.0000	61.6750	
Land100%	440310	482260	482260	370540	370540
Bldg100%	78860	95140	95140	95140	95140
Totl100%	519170t	577400t	577400t	465690t	465680t
Cauv100%	123740	231570	169340	178310	178310
Tax Value:					
Land 35%	43310	81050	59270	62410	129690
Bldg 35%	27600	33300	33300	33300	33300
Totl 35%	70910t	114350t	92570t	95710t	162990t
Hmstd35%	28290	33290			
Owner Oc	23.28	24.20	24.16		
Hmstd RB	299.56	270.10	292.34		
Net Tax	2163.04	3156.80	2512.42	2920.38	
Cauv Sav	3884.32	2648.00	3346.92	2052.92	
Sp-Asmnt	136.66	219.76	170.46	185.40	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1HB	F	M		588		b	ADDTN
1 B	F	A		348		c	PORCH
	CAN	P		48	380	d	PORCH
	OFF	P		200	6000	e	PORCH
	STP	P		48	190		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
347	2	2024-07-26	RJ BOOSE FARMS LLC	2QC *	0	482260	95140
167	4	2024-04-02	BOOSE RICHARD ETAL	4FD *	0	482260	95140
166	7	2024-04-02	BOOSE JUNE A &	7AF *	0	482260	95140
198	7	2020-05-11	STEWART RICHARD E & DORIS	7AF *	0	439710	68570
99	6	2003-02-28	STEWART RICHARD E & DORI	6QC *	0	140510	52490

Year	Land	Bldg	Total	Net Tax
2021	43310	27600	70910	2356.32
2020	43310	27600	70910	2361.76

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



4647 TR 185 45843

Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	1H	Sq-Ft Value
Floor Level	Main	FRAME 936 102510
	Part Upper	FRAME 588 29800
	Basement	468 8960
	Subtotal	141270
Metal	Roof	GABLE
	B 1 2 U A	
Plaster/Drywall	X X	Extra Features 6570
Unfinished Wall	X	Total Value 147840
Floor/Pine	X X	
Floor/Carpet	X	PUB ELECTRIC
Number of Rooms	1 5 2	PRIV WATER
Bedrooms	1 2	PRIV SEWER
		PUB PAVED ST/RD
Central Heat	A	
FORCED AIR		Neighborhood:
Plumbing		Code: 2000
Standard	1	Dwl/Gar/NC% 1.2500

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1HB F	1524		D+	OLD/GD	125660	.40	.15	80110
2 Flat Barn	1	150X42	6300	D	OLD/AV	60480	.80	.50	6050
3 Lean-To		36X60	2160	D	OLD/FR	13820	.70		4150
4 Shed		38X40	1520	D	OLD/AV	14590	.65	.50	2550
5 Grain Bin	*PP	0 21X16	336	C	1977AV	0			0
6 Grain Bin	*PP	0 30X12	360	C	1978AV	0			0
7 Silo	*SV	0 16X60	960		1965FR	500			500
8 Lean-To		12X36	432	D	OLD/AV	2770	.65		970
9 Shed		14X20	280	D	OLD/FR	2690	.70		810
10 Shed	*PP	6X8	48		OLD/	0			0
11 Grain Bin	*PP	30X12	360	C	2013AV	0			0
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv			
C 1	BOA BLOUNT SILT LOAM 0-	45.4669	6030	274170	2660	120940			
C 2	BOB BLOUNT SILT LOAM, 2	.5317	5770	3070	2360	1260			
C 39	PM PEWAMO SILTY CLAY L	11.0632	6490	71800	3560	39390			
C 51	WSTL WASTE LAND	1.2500	120	150	50	60			
W 1	BOA BLOUNT SILT LOAM 0-	.2284	3610	820	770	180			
W 2	BOB BLOUNT SILT LOAM, 2	.4785	3130	1500	470	230			
W 39	PM PEWAMO SILTY CLAY L	.7502	5370	4030	1670	1250			
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000			
980	ROAD ROAD	.9061							
		61.675		370540	(100%)	178310			CAUV # 4651
				129690	( 35%)	62410			