JACKSON TWP
RIVERDALE SD 00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-100011.0000 AGR
A18 2025

sale

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
		$0
	FOREST OH 45843	

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

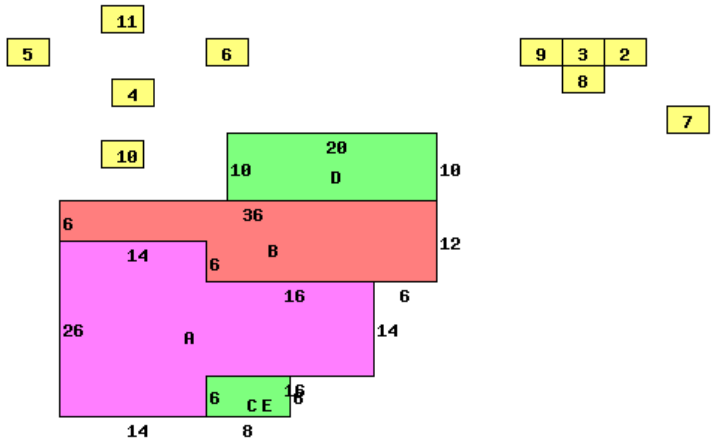
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	111	111	111	111	111	111
Acres	80.0000	80.0000	80.0000	61.6750	61.6750	
Land100%	440310	482260	482260	370540	178310	370540
Bldg100%	78860	95140	95140	95140	95140	95140
Totl100%	519170t	577400t	577400t	465690t	273460t	465680t
Cauv100%	123740	231570	169340	178310		178310
Tax Value:						
Land 35%	43310	81050	59270	62410	62410	129690
Bldg 35%	27600	33300	33300	33300	33300	33300
Totl 35%	70910t	114350t	92570t	95710t	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	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		
1HB	F	M		588		a	*MAIN
1 B	F	A		348		b	ADDTN
	CAN	P		48	380	c	PORCH
	OFP	P		200	6000	d	PORCH
	STP	P		48	190	e	PORCH

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

	p r o j e c t		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

			Sq-Ft	Value
Story Height 1H				
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 FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
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
					129690	(35%)	62410

CAUV # 4651

Call Back: Sign: PSN Date: 2015-10-14 Lister: 20-100011.0000-v082020R