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

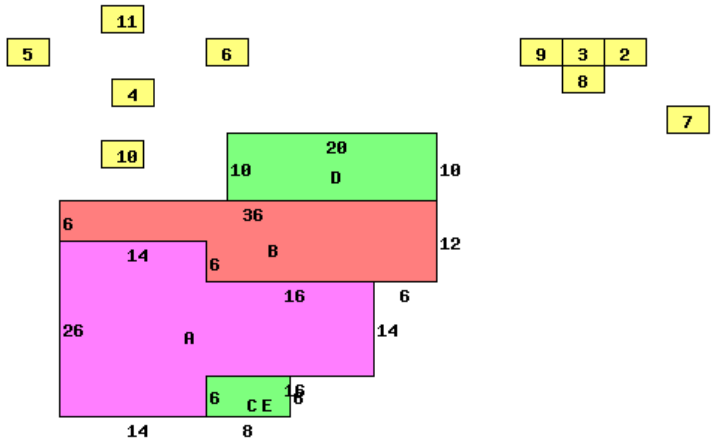
| Tax Year | 2022 | 2023 | 2024 | 2025 | 2025 | CAMA |
|---|---|---|---|---|---|---|
| Prop Cls | 111 | 111 | 111 | 111 | 111 | 111 |
| Acres | 80.0000 | 80.0000 | 80.0000 | 61.6750 | 61.6750 | |
| Land100% | 440310 | 482260 | 482260 | 370540 | 178310 | 370540 |
| Bldg100% | 78860 | 95140 | 95140 | 95140 | 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