

JACKSON TWP
RIVERDALE SD

00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-100011.0000
A18

AGR
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
FOREST OH 45843	\$0

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

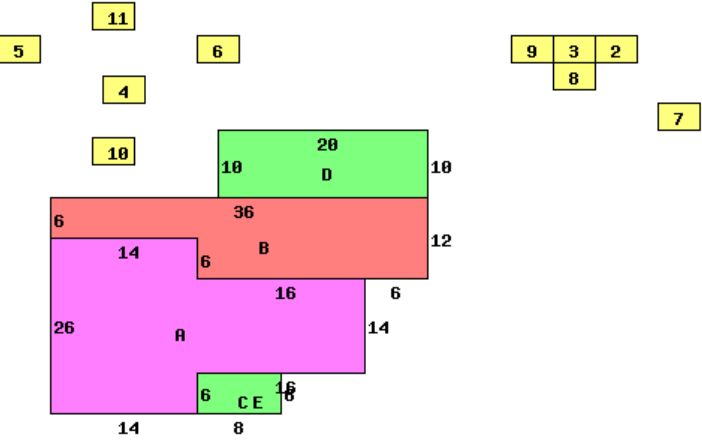
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	111	111	111	111	111	111
Acres	80.0000	80.0000	80.0000	61.6750	61.6750	370540
Land100%	440310	482260	482260	370540	178310	117570
Bldg100%	78860	95140	95140	95140	95140	488110t
Totl100%	519170t	577400t	577400t	465690t	273460t	178310
Cauv100%	123740	231570	169340	178310		
Tax Value:						
Land 35%	43310	81050	59270	62410	62410	129690
Bldg 35%	27600	33300	33300	33300	33300	41150
Totl 35%	70910t	114350t	92570t	95710t	95710t	170840t
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+ 1HB 1 B	CONS F CAN OFP STP	TYPE M A P P	FACT	SQ-FT 588 348 48 200 48	VALUE 380 6000 190	a b c d e	*MAIN ADDTN PORCH PORCH
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Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
347	2	2024-07-26	RJ BOOSE FARMS LLC	20C *	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
Story Height 1H	Sq-Ft Value
Floor Level	
Main	936 102510
Part Upper	588 29800
Basement	468 8960
Subtotal	141270
Metal Roof	GABLE
B 1 2 U A	
Plaster/Drywall	X X
Unfinished Wall	X
Floor/Pine	X X
Floor/Carpet	X
Number of Rooms	1 5 2
Bedrooms	1 2
Central Heat	A
FORCED AIR	
Plumbing	
Standard	1
Extra Features	6570
Total Value	147840
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Neighborhood:	
Code:	2000
Dwl/Gar/NC%	1.6000

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1HB F		1524		D+	OLD/GD		125660	.40	.15	102540
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

Call Back:

Sign: PSN Date: 2015-10-14 Lister:

20-100011.0000-v082020R