

JACKSON TWP
RIVERDALE SD

00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-100018.0000
A22

RES
2025

sale

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

2022 CAIN CHARLES E II	2013-11-08
2023 CAIN CHARLES E II	2013-11-08
2024 CAIN CHARLES E II	2013-11-08
2025 SHERMAN TODD & VERONICA	2024-09-16
4179 TR 185	1SD 3.38A
FOREST OH 45843	\$195,000

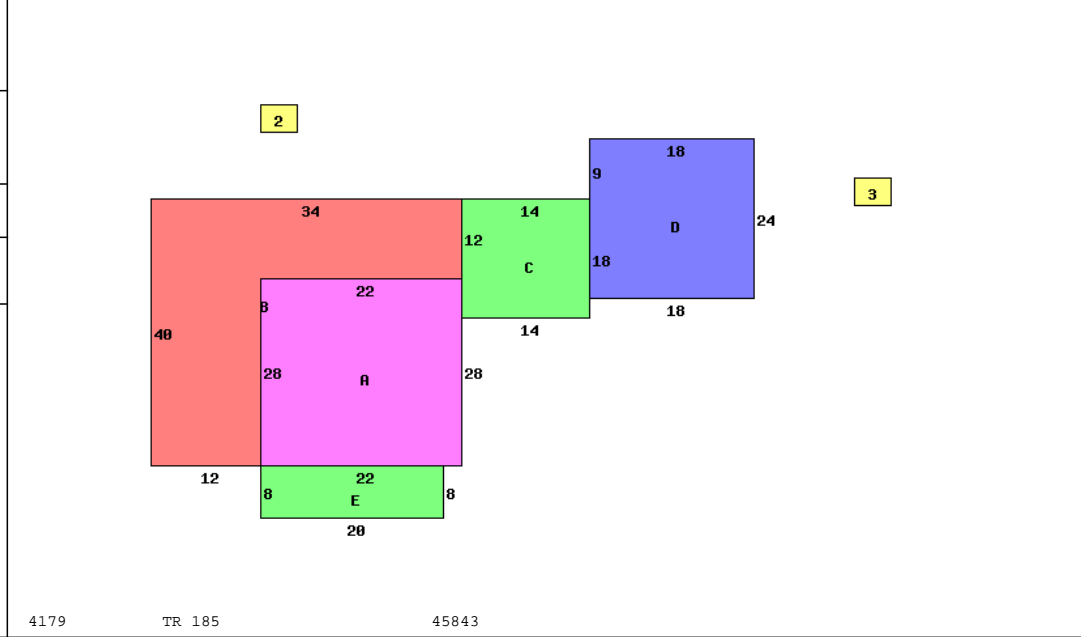
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	3.3800	3.3800	3.3800	3.3800	
Land100%	19740	26910	26910	26910	26900
Bldg100%	76510	111540	111540	111540	111530
Totl100%	96260t	138460t	138460t	138460t	138430t
Cauv100%					
Tax Value:					
Land 35%	6910	9420	9420	9420	9420
Bldg 35%	26780	39040	39040	39040	39040
Totl 35%	33690t	48460t	48460t	48460t	48450t
Hmstd35%	28710	41280			
Owner Oc	23.62	30.00	29.96		
Hmstd RB					
Net Tax	1157.46	1432.54	1450.96	1478.64	
Sp-Asmnt	18.00	22.00	18.00	21.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 BA	F	M		616			ADDTN
1	F/C	A		744			PORCH
	EFP	P		252	10080		GRAGE
	F2	G		432	10370		PORCH
	OP	P		160	4800		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
394	1	2024-09-16	SHERMAN TODD & VERONICA	1SD	195000	26910	111540
510	1	2013-11-08	CAIN CHARLES E II	LWD *	0	17630	53140
349	1	2013-07-17	CAIN CHARLES E II	LWD *	63000	17630	53140
107	1	2013-03-04	FEDERAL NATIONAL MORTGAGE	1SH *	60000	17630	53140
199	1	1998-04-15	DECKLING CHARLES J & TAR	1SD	71000	10540	38940

Year	Land	Bldg	Total	Net Tax
2021	6910	26780	33690	1260.60
2020	6910	26780	33690	1263.56

project	ben acres	/	%	factor
921 BLANCHARD RIVER MAINT				XA/2023
500 HARDIN COUNTY LANDFILL				XA/2025
235 KELLOGG #983 - BLANCHARD				XA/2025



4179 TR 185 45843

Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	1	Sq-Ft Value
Floor Level	Main	FRAME 1360 108170
	Qtr Story	FRAME 616 2560
	Basement	308 5990
	Subtotal	116720
Shingle	Roof	GABRIEL
Plaster/Drywall	X	X 308 sq ft Attic Finish 5580
Panelled Wall	X	Fireplaces 2000
Unfinished Wall	X	Air Conditioning 2940
Floor/Pine	X	X Garages and Carports 10370
Floor/Carpet	X	X Extra Features 14880
Number of Rooms	1 4 1	Total Value 152490
Bedrooms	2 1	
Fireplace		PUB ELECTRIC
Openings	1	PRIV WATER
Stacks	1	PRIV SEWER
Central Heat	A	PUB PAVED ST/RD
FORCED AIR		Neighborhood:
Central A/C	A	Code: 2000
Plumbing		Dwl/Gar/NC% 1.2500
Standard	1	

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 BAF		1668		C-	OLD/GD		137240	.40		102930
2 Crib/Grana	*SV 0	22X30	660			OLD/AV		500			500
3 Pole Build	M	30X50	1500		C	2001AV		18000	.55		8100
homesite	1.0000	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value			
small acreage	2.3800				15000	5000	15000	15000			11900

Call Back:	Sign: PSN Date: 2015-10-14	Lister:	20-100018.0000-v082020R
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