JACKSON TWP
RIVERDALE SD 00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-100018.0000 RES
A22 2026

sale

2023 CAIN CHARLES E II	2013-11-08	
2024 CAIN CHARLES E II	2013-11-08	
2025 SHERMAN TODD & VERONI	2024-09-16	
2026 SHERMAN TODD & VERONICA	2024-09-16	PT N 1/2 NE 1/4 S26
4179 TR 185	1SD	3.38A
	$195,000	
FOREST OH 45843		

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

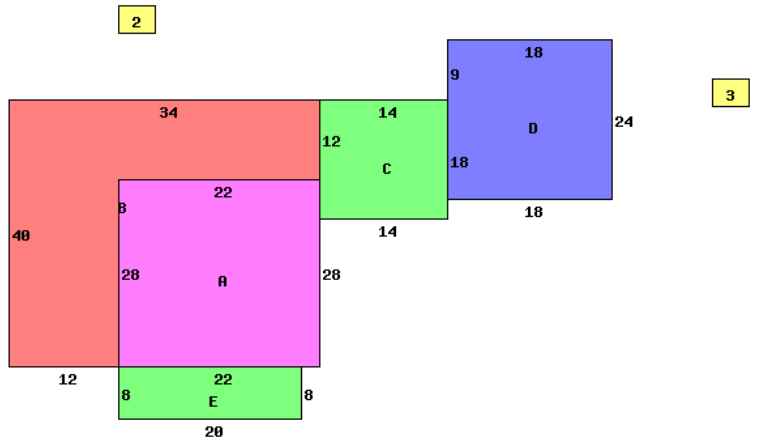
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	3.3800	3.3800	3.3800	3.3800	3.3800			
Land100%	26910	26910	26910	26910		26910	29140	29150
Bldg100%	111540	111540	111540	111540		111540	140340	140350
Totl100%	138460t	138460t	138460t	138460t		138460t	169490t	169500t
Cauv100%								
Tax Value:								
Land 35%	9420	9420	9420	9420		9420	10200	10200
Bldg 35%	39040	39040	39040	39040		39040	49120	49120
Totl 35%	48460t	48460t	48460t	48460t		48460t	59320t	59320t
Hmstd35%	41280							
Owner Oc	30.00	29.96						
Hmstd RB								
Net Tax	1432.54	1450.96	1478.64	1478.64	1478.64			
Sp-Asmnt	22.00	18.00	21.00	21.00				

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

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	1WD	*	0	17630	53140
349	1	2013-07-17	CAIN CHARLES E II	1WD	*	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
2022	6910	26780	33690	1157.46
2021	6910	26780	33690	1260.60

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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1360	108170
	Qtr Story	FRAME	616	2560
	Basement		308	5990
	Subtotal			116720
Shingle	Roof	GABRIEL		

	B	1	2	U	A			
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		Extra Features		14880
Number of Rooms		1	4	1		Total Value		152490
Bedrooms		2		1				
						PUB ELECTRIC		
Fireplace						PRIV WATER		
Openings		1				PRIV SEWER		
Stacks		1				PUB PAVED ST/RD		
Central Heat		A						
FORCED AIR						Neighborhood:		
Central A/C		A				Code:		2000
Plumbing						Dwl/Gar/NC%		1.6000
Standard		1						

	Bldg Type	SHB+Cons	DixHt FtxFt	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		131750
2	Crib/Grana	*SV 0	22X30	660			OLD/AV	500			500
3	Pole Build	M	30X50	1500		C	2001AV	18000	.55		8100

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	2.3800				5000	5000	11900	11900

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