

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 PT N 1/2 NE 1/4 S26
4179 TR 185	1SD 3.38A
FOREST OH 45843	\$195,000

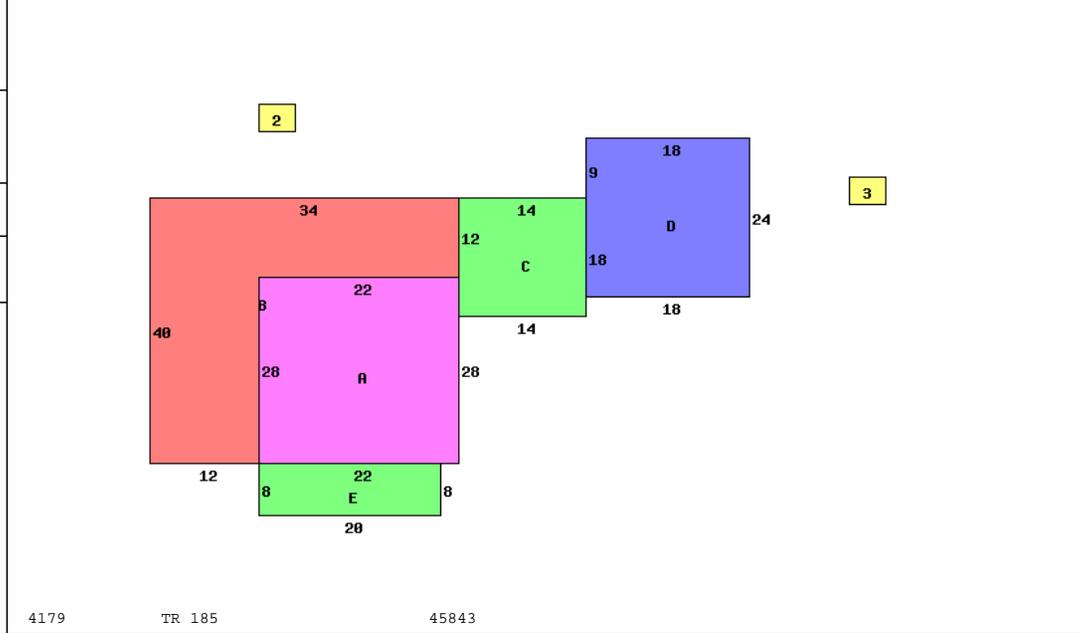
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	3.3800	3.3800	3.3800	3.3800	
Land100%	19740	26910	26910	26910	26900
Bldg100%	76510	111540	111540	111540	111530
Totl100%	96260t	138460t	138460t	138460t	138430t
Cauv100%					
Tax Value:					
Land 35%	6910	9420	9420	9420	9420
Bldg 35%	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			
1	F/C	A		744			ADDTN
	EFP	P		252	10080		PORCH
	F2	G		432	10370		GRAGE
	OP	P		160	4800		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	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
Panelled Wall	X		Attic Finish 5580
Unfinished Wall	X		Fireplaces 2000
Floor/Pine	X	X	Air Conditioning 2940
Floor/Carpet	X	X	Garages and Carports 10370
Number of Rooms	1 4	1	Extra Features 14880
Bedrooms	2	1	Total Value 152490
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	depth	actual	effective	extended	true				
small acreage	2.3800	frontage	depth	rate	rate	value	value				
				15000	15000	15000	15000				
				5000	5000	11900	11900				

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