

JACKSON TWP
RIVERDALE SD

00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-110014.0000
B27

RES
2025

sale

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

2022 WOODARD WILLIAM G	2009-04-29
2023 HENSEL STEPHEN D ETAL	2022-10-14
2024 HENSEL STEPHEN D ETAL	2022-10-14
2025 HENSEL STEPHEN D ETAL	2022-10-14 PT S2 SE4 S35 3.778A
5839 TR 185	1SD
FOREST OH 45843	\$120,500

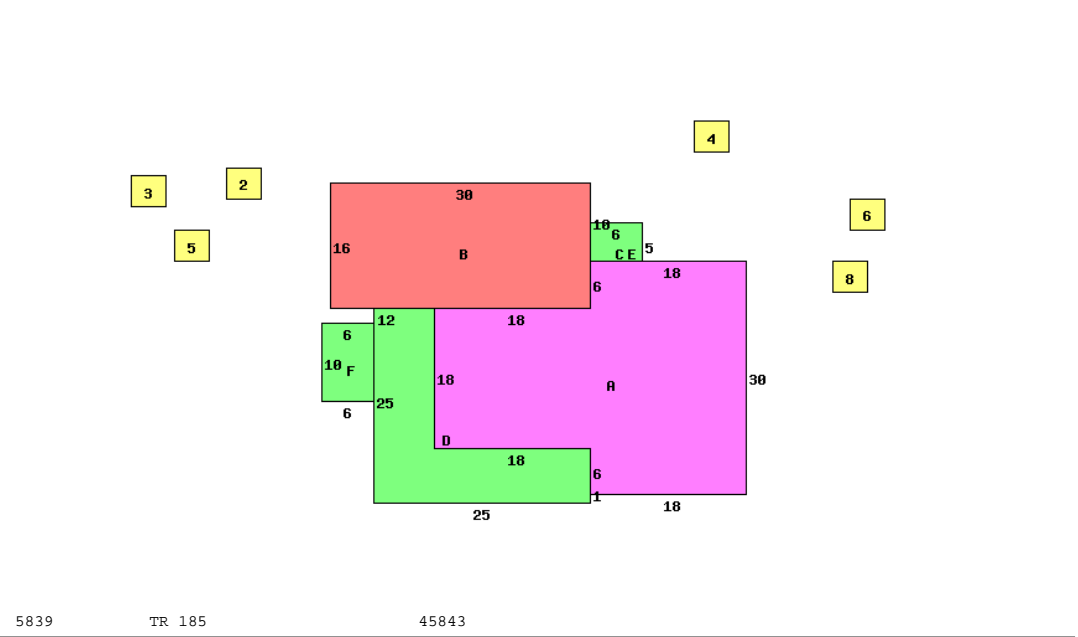
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	511	511	511	511
Acres	79.9400	2.7090	2.7090	2.7090	
Land100%	426340	23540	23540	23540	23550
Bldg100%	89290	114030	114030	114030	114030
Totl100%	515630t	137570t	137570t	137570t	137580t
Cauv100%	16060	22140	22140	22140	
Tax Value:					
Land 35%	5620	8240	8240	8240	8240
Bldg 35%	31250	39910	39910	39910	39910
Totl 35%	36870t	48150t	48150t	48150t	48150t
Hmstd35%	31130				
Owner Oc	25.62				
Hmstd RB	299.56				
Net Tax	967.38	1713.98	1471.46	1469.20	
Sp-Asmnt	5034.18	18.00	18.00	21.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1HB	F	M		864		b	ADDTN
1 B	F	A		480		c	PORCH
	CAN	P		30	240	d	PORCH
	OP	P		301	9030	e	PORCH
	STP	P		30	120	f	PORCH
	DK	P		60	900		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
534	1	2022-10-14	HENSEL STEPHEN D ETAL	1SD	120500	426340	89290
124	2	2009-04-29	WOODARD WILLIAM G	2CT *	0	185860	59400
1041	2	1994-11-07	WOODARD WILLIAM G & REBE	2WD *	65000	0	117000
274	2	1993-04-14	WOODARD WILLIAM G & BARB	2QC *	0	0	122910

Year	Land	Bldg	Total	Net Tax
2021	42860	31250	74110	2475.94
2020	42860	31250	74110	2481.68

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



Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1H	Sq-Ft	Value
Floor Level	Main	FRAME	1344 107720
	Part Upper	FRAME	864 36330
	Basement		804 15040
	Subtotal		159090
Metal	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	X X	Extra Features	10290
Unfinished Wall	X	Total Value	169380
Floor/Carpet	X X		
Floor/Concrete	X	PUB ELECTRIC	
Floor/Tile-Lino	X	PRIV WATER	
Number of Rooms	3 5 3	PRIV SEWER	
Bedrooms	1 3	PUB PAVED ST/RD	
Central Heat	A	Neighborhood:	
HOT WATER		Code:	2000
Plumbing		Dwl/Gar/NC%	1.2500
Standard	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1HB F		2208		C	1850AV	169380	.55		95280
2 Shed		18X18	324		D	2008AV	3760	.45		2070 CONCRET FL
3 Shed	*SV	0 22X32	704			OLD/PR	300			300
4 Pole Build		30X50	1500		C	2009AV	18000	.40		10800
5 Crib/Grana	*SV	0 22X24	528			OLD/PR	200			200
6 Poultry Ho	*SV	0 14X42	588			OLD/PR	200			200
8 Garage		24X24	576		C	1984FR	13820	.70		5180

homesite	effective frontage	depth	actual rate	effective rate	extended value	true value
small acreage	1.0000		15000	15000	15000	15000
	1.7090		5000	5000	8550	8550