

JACKSON TWP
RIVERDALE SD

00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-110026.0000
B43

RES
2025

sale

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

2022 BAYES BRYAN K & STACY	2021-09-09
2023 BAYES BRYAN K & STACY	2021-09-09
2024 MAGILL BRIAN E & KIMB	2023-05-15
2025 MAGILL BRIAN E & KIMBER	2023-05-15 PT NE4 NE4 S35 2.582A
5109 TR 185	LWD
FOREST OH 45843	\$245,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	561	561	561	561	561
Acres	2.5820	2.5820	2.5820	2.5820	
Land100%	17340	22910	22910	22910	22910
Bldg100%	73230	158510	158510	158510	158500
Totl100%	90570t	181430t	181430t	181430t	181410t
Cauv100%					

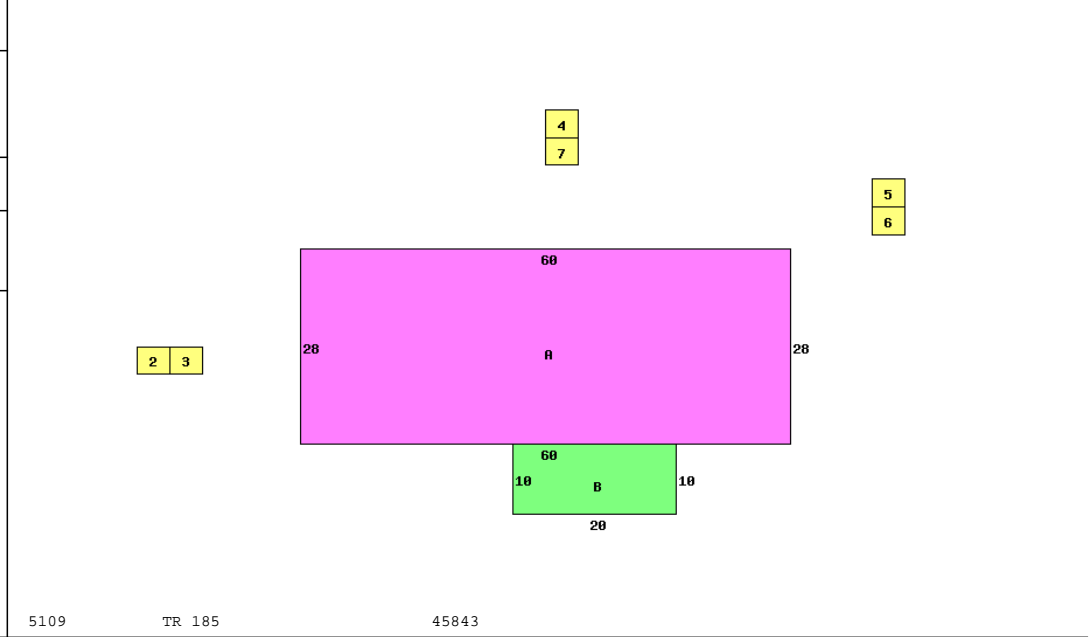
Orig Tax Year	1998
Parent:	20-110006.0000
2026 HULSWITT NICK	2025-06-17
5109 TR 185	LWD
FOREST OH 45843	

Tax Value:					
Land 35%	6070	8020	8020	8020	8020
Bldg 35%	25630	55480	55480	55480	55480
Totl 35%	31700t	63500t	63500t	63500t	63490t
Hmstd35%	29640	60320	60320	59360	
Owner Oc	24.40	43.84	43.80	43.00	hmstd 5250 l 54110 b
Hmstd RB	299.56	270.10			
Net Tax	787.34	1602.50	1896.74	1894.58	
Sp-Asmnt	21.83	28.38	24.38	27.38	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M	P	1680	6000	b	PORCH
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
254	1	2025-06-17	HULSWITT NICK	LWD	287000	22910	158510
178	1	2023-05-15	MAGILL BRIAN E & KIBERLY	LWD	245000	17340	73230
477	1	2021-09-09	BAYES BRYAN K & STACY M	LS	225500	17340	73230
764	1	1999-12-29	SELOVER DAVID M & BEVERL	LWD	105000	12340	92540
278	1	1998-05-18	BENNETT MITCHELL & TERES	LWD	130500	0	0
449	1	1997-08-06	LINKE EDWIN W & JANICE K	LWD	16783	0	0

Year	Land	Bldg	Total	Net Tax
2021	6070	25630	31700	857.54
2020	6070	25630	31700	859.52

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



5109 TR 185 45843

Occupancy	4 M/H on Real Estate	*DWELLING COMPUTATIONS	Sq-Ft	Value
Story Height	1			
Floor Level	Main	FRAME	1680	125850
Shingle	Subtotal			125850
	Roof	GABLE		
	B 1 2 U A			
Panelled Wall	X	Air Conditioning		3010
Floor/Carpet	X	Plumbing		2100
Number of Rooms	6	Extra Features		6000
Bedrooms	3	Total Value		136960
Central Heat	A	PUB ELECTRIC		
Central A/C	A	PRIV WATER		
Plumbing		PRIV SEWER		
Standard	1	PUB PAVED ST/RD		
Extra 3 Fixture	1	Topo: LEVEL		
		Neighborhood:	S	
		Code:	2000	
		Dwl/Gar/NC%	1.2500	

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 MH/REAL	1 F/C	FtxFt	Rate	MHD	Cond	Value	Dpr	Dpr	Value
2 Garage	F	26X24	624	C	1997AV	14980	.55		8430
3 P	OFF	6X24	144	C	1997AV	4320	.55		1940
4 POND	*.50A		0		OLD/AV	0			0
5 Shed		12X20	240	D	2004AV	2300	.50		1150
6 P	OFF	4X20	80	D	2004AV	1920	.50		960
7 P	DK	12X20	240	C	2004AV	3600	.50		1800

homesite	effective	depth	actual	effective	extended	true
small acreage	frontage	depth	rate	rate	value	value
	1.0000		15000	15000	15000	15000
	1.5820		5000	5000	7910	7910

Call Back: Sign: PSN Date: 2015-10-14 Lister: 20-110026.0000-v082020R