

JACKSON TWP
RIVERDALE SD

00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-110026.0000
B43

RES
2025

sale

2022 BAYES BRYAN K & STACY
2023 BAYES BRYAN K & STACY
2024 MAGILL BRIAN E & KIMB
2025 MAGILL BRIAN E & KIMBER
5109 TR 185

2021-09-09
2021-09-09
2023-05-15
2023-05-15 PT NE4 NE4 S35 2.582A
1WD
\$245,000

FOREST OH 45843

Orig Tax Year 1998
Parent: 20-110006.0000

2026 HULSWITT NICK
5109 TR 185

2025-06-17
1WD

FOREST OH 45843

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

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

CAMA
561

22910
158500
181410t

Tax Value:

Land 35% 6070 8020 8020 8020
Bldg 35% 25630 55480 55480 55480
Totl 35% 31700t 63500t 63500t 63500t
Hmstd35% 29640 60320 60320 59360
Owner Oc 24.40 43.84 43.80 43.00
Hmstd RB 299.56 270.10
Net Tax 787.34 1602.50 1896.74 1894.58

8020
55480
63490t

hmstd 5250 l 54110 b

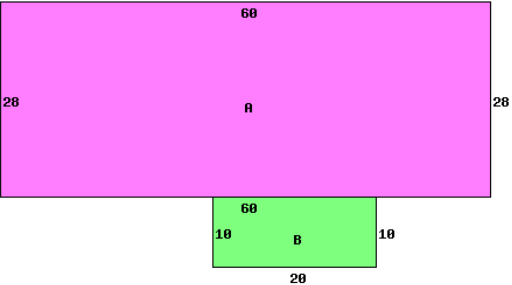
Sp-Asmnt 21.83 28.38 24.38 27.38

SHB+ 1	CONS F/C OFF	TYPE M P	FACT	SQ-FT 1680 200	VALUE 6000	a b	*MAIN PORCH
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
254	1	2025-06-17	HULSWITT NICK	1WD	287000	22910	158510
178	1	2023-05-15	MAGILL BRIAN E & KIBERLY	1WD	245000	17340	73230
477	1	2021-09-09	BAYES BRYAN K & STACY M	1SD	225500	17340	73230
764	1	1999-12-29	SELOVER DAVID M & BEVERL	1WD	105000	12340	92540
278	1	1998-05-18	BENNETT MITCHELL & TERES	1WD	130500	0	0
449	1	1997-08-06	LINKE EDWIN W & JANICE K	1WD	16783	0	0

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

p r o j e c t				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			

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5109 TR 185 45843

Occupancy 4 M/H on Real Estate

*DWELLING COMPUTATIONS
Sq-Ft Value

Story Height 1	Main	FRAME	1680	125850
Floor Level	Subtotal			125850
Shingle	Roof	GABLE		
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	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 MH/REAL	1 F/C	1680		Rate	MHD	1997GD	109570	.22	-.35	144220
2 Garage	F	26X24	624		C	1997AV	14980	.55		8430
3 P	OFD	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	OFD	4X20	80		D	2004AV	1920	.50		960
7 P	DK	12X20	240		C	2004AV	3600	.50		1800

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