

JACKSON TWP
RIVERDALE SD

00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-110026.0000
B43

RES
2024

sale

Eff Rate:- 41.83 — 38.35 — 33.09 — 33.46 — a/r

2021	SELOVER DAVID M & BEV	1999-12-29
2022	BAYES BRYAN K & STACY	2021-09-09
2023	BAYES BRYAN K & STACY	2021-09-09
2024	MAGILL BRIAN E & KIMBER	2023-05-15 PT NE4 NE4 S35 2.582A
	5109 TR 185	1WD
	FOREST OH 45843	\$245,000

Tax Year	2021	2022	2023	2024	CAMA
Prop Cls	561	561	561	561	561
Acres	2.5820	2.5820	2.5820	2.5820	
Land100%	17340	17340	22910	22910	22910
Bldg100%	73230	73230	158510	158510	158500
Totl100%	90570t	90570t	181430t	181430t	181410t
Cauv100%					

Orig Tax Year 1998
Parent: 20-110006.0000

Tax Value:					
Land 35%	6070	6070	8020	8020	8020
Bldg 35%	25630	25630	55480	55480	55480
Totl 35%	31700t	31700t	63500t	63500t	63490t
Hmstd35%	29640	29640	60320	60320	
Owner Oc	26.98	24.40	43.84	43.80	
Hmstd RB	326.20	299.56	270.10		
Net Tax	857.54	787.34	1602.50	1896.74	

hmstd 5250 l 55070 b

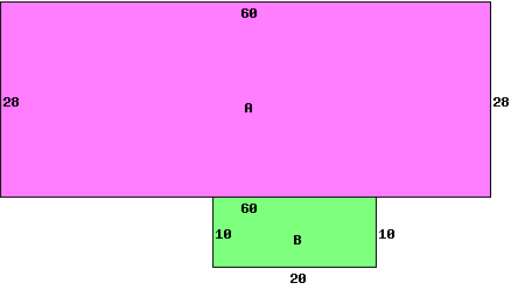
Sp-Asmnt	21.84	21.83	28.38	24.38
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SHB+ 1	CONS F/C OFF	TYPE M P	FACT	SQ-FT 1680 200	VALUE 6000	a b	*MAIN PORCH
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
254	1	2025-06-17	HULSWITT NICK	1WD	287000	22910	158510
178	1	2023-05-15	MAGILL BRIAN 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
2020	6070	25630	31700	859.52
2019	5860	22120	27980	704.32

p r o j e c t		ben acres	/ %	factor
127	BUCK RUN - BLANCHARD			XA/2024
500	HARDIN COUNTY LANDFILL			XA/2024
921	BLANCHARD RIVER MAINT			XA/2023

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5109 TR 185 45843

Occupancy 4 M/H on Real Estate		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level		1680	125850
Shingle			125850
B 1 2 U A		FRAME	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 Rate	Grade	Blt/Renov	Cond	Replace	Phy Dpr	Fnc Dpr	True Value
1 MH/REAL	1 F/C	1680			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/	effective	depth	depth	actual	effective	extended	true			
small acreage	frontage	frontage	factor	factor	rate	rate	value	value			
	1.0000				15000	15000	15000	15000			
	1.5820				5000	5000	7910	7910			