

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

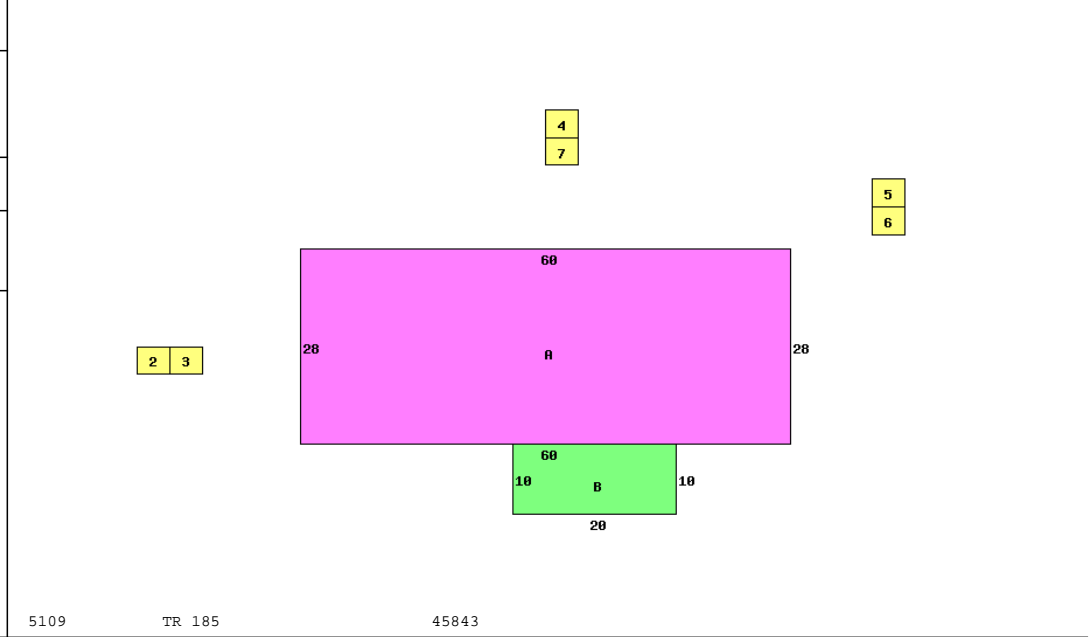
Orig Tax Year	1998
Parent:	20-110006.0000
2026 HULSWITT NICK	2025-06-17
5109 TR 185	LWD
FOREST OH 45843	

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		
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	Area	Rate	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