

JACKSON TWP
RIVERDALE SD

00190

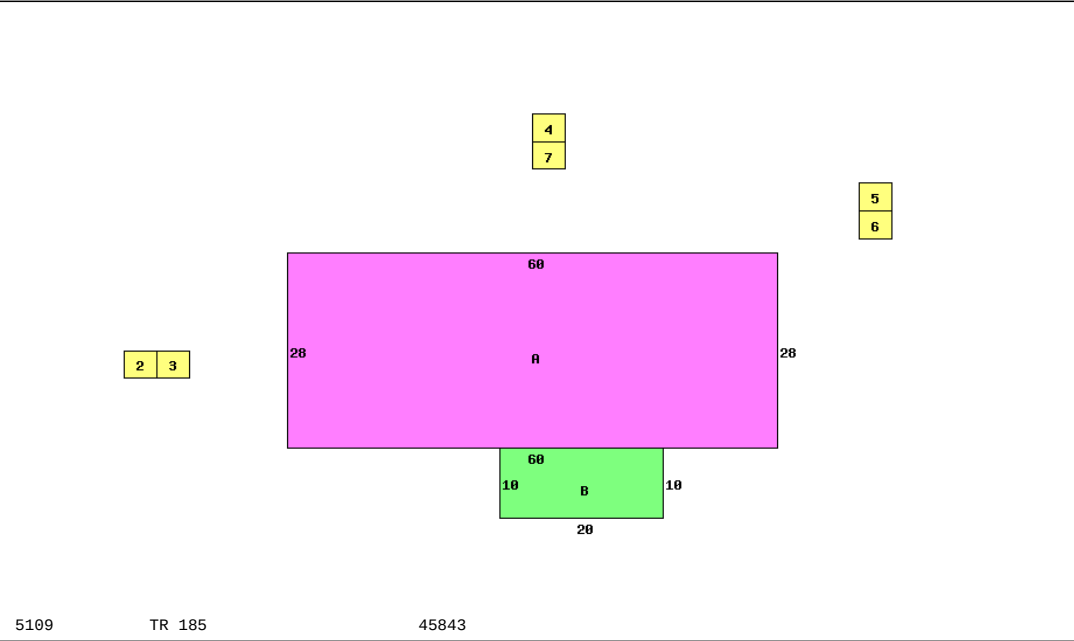
Hardin County, Ohio
Michael T. Bacon, Auditor

20-110026.0000
B43

RES
2025

2022 BAYES BRYAN K & STACY		2021-09-09	Tax Year					2022	2023	2024	2025	2025	CAMA
2023 BAYES BRYAN K & STACY		2021-09-09	Prop Cls					561	561	561	561	561	561
2024 MAGILL BRIAN E & KIMB		2023-05-15	Acres					2.5820	2.5820	2.5820	2.5820	2.5820	
2025 MAGILL BRIAN E & KIMBER		2023-05-15 PT NE4 NE4 S35 2.582A	Land100%					17340	22910	22910	22910	22910	25160
5109 TR 185		1WD	Bldg100%					73230	158510	158510	158510	158510	201250
FOREST OH 45843		\$245,000	Totl100%					90570t	181430t	181430t	181430t	181430t	226410t
			Cauv100%										
			Tax Value:										
		Orig Tax Year 1998	Land 35%					6070	8020	8020	8020	8020	8810
		Parent: 20-110006.0000	Bldg 35%					25630	55480	55480	55480	55480	70440
			Totl 35%					31700t	63500t	63500t	63500t	63500t	79240t
			Hmstd35%					29640	60320	60320	59360	59360	
2026 HULSWITT NICK		2025-06-17	Owner Oc					24.40	43.84	43.80	43.00	43.00	hmstd 5250 l 54110 b
5109 TR 185		1WD	Hmstd RB					299.56	270.10				
FOREST OH 45843			Net Tax					787.34	1602.50	1896.74	1894.58	1894.58	
			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			



Occupancy 4 M/H on Real Estate				*DWELLING COMPUTATIONS			
Story Height	1			Sq-Ft	Value		
Floor Level		Main	FRAME	1680	125850		
Shingle		Subtotal	GABLE		125850		
Panelled Wall	X	B 1 2 U A					
Floor/Carpet	X			Air Conditioning	3010		
Number of Rooms	6			Plumbing	2100		
Bedrooms	3			Extra Features	6000		
				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%	1.6000		
				homesite	1.0000		
				small acreage	1.5820		
				acres/ frontage	effective	depth	depth
				factor	actual	effective	extended
				rate	rate	value	true
				5000	17250	17250	value
					5000	7910	7910