JACKSON TWP
RIVERDALE SD 00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-110027.0000 RES
B41 2023

sale

2020 OATES DIANE SUE &	2016-03-21
2021 OATES DIANE SUE &	2016-03-21
2022 OATES DIANE SUE &	2016-03-21
2023 OATES DIANE SUE &	2016-03-21 PT S2 NE4 S35 1.00A
5457 TR 185	1WD
	$0
FOREST OH 45843	04.0-03-11-027

Orig Tax Year 2000
Parent: 20-110015.0000

Eff Rate: – 41.93 — 41.83 — 38.35 — 33.09 — a/r

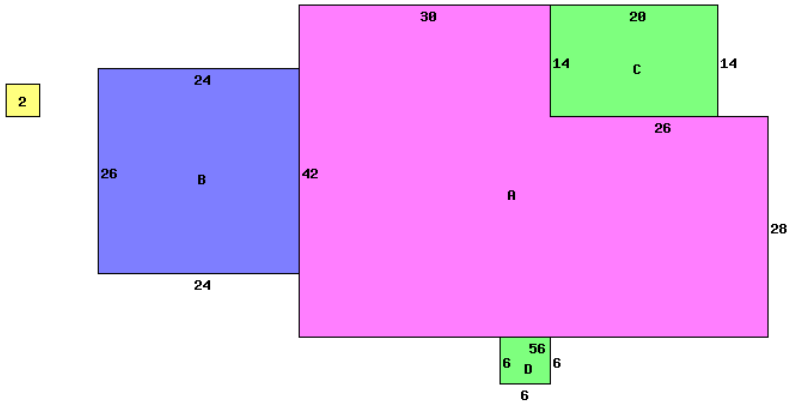
Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	511	511	511	511	511
Acres	1.0000	1.0000	1.0000	1.0000	
Land100%	12600	12600	12600	15000	15000
Bldg100%	153940	153940	153940	179890	179890
Totl100%	166540t	166540t	166540t	194890t	194890t
Cauv100%					
Tax Value:					
Land 35%	4410	4410	4410	5250	5250
Bldg 35%	53880	53880	53880	62960	62960
Totl 35%	58290t	58290t	58290t	68210t	68210t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2231.46	2226.28	2043.48	2058.58	
Sp-Asmnt	18.00	18.00	18.00	**22.00**	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1988		a	*MAIN
	F	G		624	14980	b	GRAGE
	EFP	P		280	11200	c	PORCH
	STP	P		36	140	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
117	1	2016-03-21	OATES DIANE SUE &	1WD *	0	10510	118230
38	1	2014-01-29	FLOWERS DENNIS E	1AF *	12914	10510	118230
213	1	1999-04-22	FLOWERS DENNIS E & CAROL	1SD	8000	0	0

Year	Land	Bldg	Total	Net Tax
2019	4200	46550	50750	1900.28
2018	4200	46550	50750	1811.60

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



5457 TR 185 45843

Occupancy 1 Single Family

Story Height 1
Floor Level Main FRAME
Subtotal
Metal Roof GABLE

*DWELLING COMPUTATIONS

	Sq-Ft	Value
	1988	137030
		137030

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	3520
Unfinished Wall	X	Plumbing	2100
Floor/Carpet	X	Garages and Carports	14980
Floor/Concrete	X	Extra Features	11340
Floor/Tile-Lino	X	Total Value	168970
Number of Rooms	1 7		
Bedrooms	3	PUB ELECTRIC	
		PRIV WATER	
Central Heat	A	PRIV SEWER	
FORCED AIR		PUB PAVED ST/RD	
Central A/C	A		
Plumbing		Neighborhood:	
Standard	1	Code:	2000
Extra 3 Fixture	1	Dwl/Gar/NC%	1.2500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F		1988		C	1999GD	168970	.19		171080
2	Pole Build	M	34X48	1632		C	2000AV	19580	.55		8810

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				15000	15000	15000	15000

Call Back: Sign: PSN Date: 2015-10-14 Lister: 20-110027.0000-v082020R