JACKSON TWP
RIVERDALE SD 00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-110027.0000 RES
B41 2026

sale

2023 OATES DIANE SUE &	2016-03-21	
2024 OATES DIANE SUE &	2016-03-21	
2025 OATES DIANE SUE &	2016-03-21	
2026 OATES DIANE SUE &	2016-03-21 PT S2 NE4 S35	1.00A
5457 TR 185	1WD	
	$0	
FOREST OH 45843		

Orig Tax Year 2000
Parent: 20-110015.0000

Eff Rate: – 33.09 — 33.46 — 33.41 — 33.41 — a/r

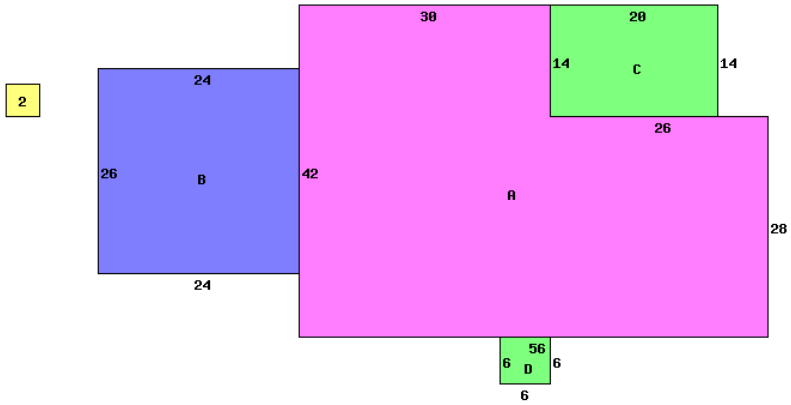
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	1.0000	1.0000	1.0000	1.0000	1.0000			
Land100%	15000	15000	15000	15000		15000	17260	17250
Bldg100%	179890	179890	179890	179890		179890	227800	227800
Totl100%	194890t	194890t	194890t	194890t		194890t	245060t	245050t
Cauv100%								
Tax Value:								
Land 35%	5250	5250	5250	5250		5250	6040	6040
Bldg 35%	62960	62960	62960	62960		62960	79730	79730
Totl 35%	68210t	68210t	68210t	68210t		68210t	85770t	85770t
Hmstd35%			65130	65130		65130	82690	
Owner Oc			47.20	47.20	47.20	hmstd 5250 l	59880 b	
Hmstd RB								
Net Tax	2058.58	2084.50	2034.08	2034.08	2034.08			
Sp-Asmnt	22.00	18.00	21.00	21.00				

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
2022	4410	53880	58290	2043.48
2021	4410	53880	58290	2226.28

project		ben acres	/ %	factor
500 HARDIN COUNTY LANDFILL	XA/2025			
921 BLANCHARD RIVER MAINT	XA/2023			
235 KELLOGG #983 - BLANCHARD	XA/2025			



5457 TR 185 45843

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1988	137030
	Subtotal			137030
Metal	Roof	GABLE		

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%	1.6000

	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		218990
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				17250	17250	17250	17250

Call Back: Sign: PSN Date: 2015-10-14 Lister:

20-110027.0000-v082020R