

JACKSON TWP
RIVERDALE SD

00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-120005.0000
B08

AGR
2025

sale

Eff Rate:- 38.35 — 33.09 — 33.46 — 33.41 — a/r

2022 BREIDENBACH SPENCER E	2020-09-04
2023 BREIDENBACH SPENCER E	2020-09-04
2024 BREIDENBACH SPENCER E	2020-09-04
2025 BREIDENBACH SPENCER ETA CR 195	2020-09-04 PT SE 1/4 NE 1/4 S36 2FD 40.00A \$330,000

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	110	110	110	110	110	110
Acres	40.0000	40.0000	40.0000	40.0000	40.0000	246810
Land100%	225910	246800	246800	246800	125060	246810
Bldg100%					0	
Totl100%	225910t	246800t	246800t	246800t	125060t	246810t
Cauv100%	67940	125060	125060	125060		125070
Tax Value:						
Land 35%	23780	43770	43770	43770	43770	86380
Bldg 35%						0
Totl 35%	23780t	43770t	43770t	43770t	43770t	86380t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	833.66	1320.98	1337.60	1335.54	1335.54	
Cauv Sav	1938.30	1285.98	1302.16	1300.16		
Sp-Asmnt	59.32	102.86	98.86	323.96		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
400	2	2020-09-04	BREIDENBACH SPENCER ETAL	2FD	330000	225910	0
357	3	2003-07-29	PFEIFFER LOIS J TRUSTEE	3QC *	0	70260	0
144	3	2003-03-27	PFEIFFER LOIS J	3AF *	0	70260	0
448	3	2000-10-30	PFEIFFER HENRY F & LOIS	3SD *	0	63830	0
519	0	1986-07-09			0	0	82000

Year	Land	Bldg	Total	Net Tax
2021	23780	0	23780	908.22
2020	23780	0	23780	910.34

project	ben acres	/	%	factor
127 BUCK RUN - BLANCHARD				XA/2025
921 BLANCHARD RIVER MAINT				XA/2023
235 KELLOGG #983 - BLANCHARD				XA/2025
340 STEINLE - BLANCHARD RIVER				XA/2025

CR 195

PUB PAVED ST/RD

Neighborhood:
Code: 2000
Dwl/Gar/NC% 1.2500

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	15.0533	6030	90770	2660	40040
C 39	PM PEWAMO SILTY CLAY L	23.7360	6490	154050	3560	84500
W 1	BOA BLOUNT SILT LOAM 0-	.2597	3610	940	770	200
W 39	PM PEWAMO SILTY CLAY L	.1955	5370	1050	1670	330
980	ROAD ROAD	.7555				

40 246810 (100%) 125070 CAUV # 4331
86380 (35%) 43770

Call Back: Sign: PSN Date: 2015-10-14 Lister: 20-120005.0000-v082020R