

JACKSON TWP
RIVERDALE SD

00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-120010.0000
B01

AGR
2025

sale

2022 BAUGHMAN LEWIS D & KR
2023 L & K LAND HOLDINGS L
2024 L & K LAND HOLDINGS L
2025 L & K LAND HOLDINGS LLC

2015-11-12
2022-09-12
2022-09-12
2022-09-12 PT S2 SW4 S36 10.184A
4WD
\$0

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

Tax Year 2022 2023 2024 2025
Prop Cls 111 111 111 111
Acres 10.1840 10.1840 10.1840 10.1840
Land100% 56600 63060 63060 63060
Bldg100% 255310 303860 303860 303860
Totl100% 311910t 366910t 366910t 366910t
Cauv100% 25340 38890 38890 38890

CAMA
111
63070
303850
366920t
38880

Tax Value:

Land 35% 8870 13610 13610 13610
Bldg 35% 89360 106350 106350 106350
Totl 35% 98230t 119960t 119960t 119960t
Hmstd35% 81320 92880 92880 92880
Owner Oc 66.92 67.52 67.44
Hmstd RB
Net Tax 3376.74 3552.88 3598.52
383.52 255.32 258.54
37.94 40.15 36.15 42.15

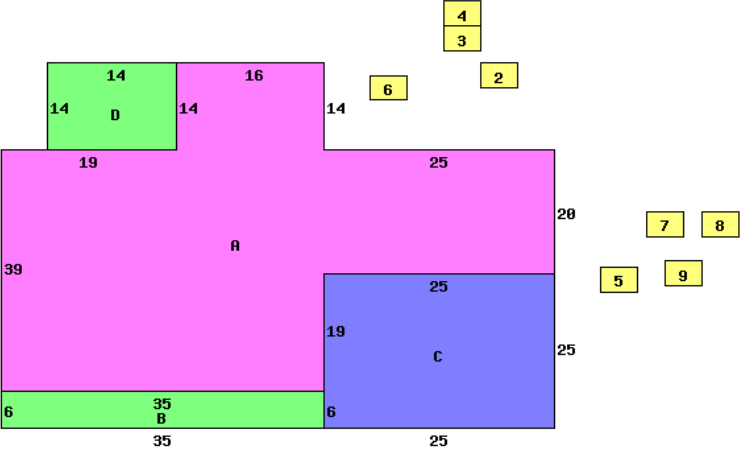
hmstd 5250 l 87630 b

SHB+ 1 B CONS F OFF F DK TYPE M P G P FACT SQ-FT 2089 210 625 196 VALUE 6300 15000 2940 a b c d *MAIN PORCH GRAGE PORCH

Sale# #p sale date To Type/Invalid? Sales\$ co:land co:bldg
430 4 2022-09-12 L & K LAND HOLDINGS LLC 4WD * 0 56600 255310
591 1 2015-11-12 BAUGHMAN LEWIS D & KRISTI 1WD * 90000 24710 69260
292 1 2013-06-26 RICKENBACHER CAROL SUE 2AF * 0 69170 80630
290 0 1988-04-26 * 172000 0 188030
10 0 1986-01-06 * 0 0 288910

Year Land Bldg Total Net Tax
2021 8870 89360 98230 3677.68
2020 9380 89360 98740 3705.84

p r o j e c t ben acres / % factor
127 BUCK RUN - BLANCHARD XA/2025
921 BLANCHARD RIVER MAINT XA/2023
235 KELLOGG #983 - BLANCHARD XA/2025
500 HARDIN COUNTY LANDFILL XA/2025



17063 TR 70 45843

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

Story Height 1
Floor Level
Main Basement Subtotal
Metal Roof
FRAME
GABLE

Plaster/Drywall
Unfinished Wall
Central Heat
FROCED AIR
Central A/C
Plumbing
Standard
Extra 3 Fixture

Air Conditioning 3720
Plumbing 2100
Garages and Carports 15000
Extra Features 9240
Total Value 210840

PUB ELECTRIC
PRIV WATER
PRIV SEWER
PUB PAVED ST/RD

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

Bldg Type SHB+Cons 1 B F DixHt FtxFt Area Unit Rate Grade Blt/Renov Cond Replace Value Phy Dpr Fnc Dpr True Value
1 DWELLING 1 B F 2089 4416 C 2017AV 210840 .05 250370
2 Pole Build 117X16 1872 C 1979AV 52990 .65 18550
3 Pole Build 117X16 1872 C+ 1979AV 83400 .65 29190
4 Lean-To 30X20 600 C 1979AV 14980 .65 5240
5 Grain Bin *PP 30X20 600 C 1978AV 0 0
6 P CAN 8X28 224 D 1979AV 1430 .65 500
7 Grain Bin *PP 0 30X20 600 C 1974AV 0 0
8 Grain Bin *PP 0 30X20 600 C 1976AV 0 0
9 Grain Bin *PP 0 30X20 600 C 1978AV 0 0

Tab # S O I L Acres Mkt/Ac Market Au/Ac Cauv
C 1 BOA BLOUNT SILT LOAM 0- 3.1663 6030 19090 2660 8420
C 52 PKA PEWAMO SICL 0-1% SL 4.2032 6490 27280 3560 14960
W 1 BOA BLOUNT SILT LOAM 0- .0803 3610 290 770 60
W 52 PKA PEWAMO SICL 0-1% SL .2627 5370 1410 1670 440
670 HSITE HOMESITE 1.0000 15000 15000 15000 15000
980 ROAD ROAD 1.4715

10.184 63070 (100%) 38880 CAUV # 4514
22070 (35%) 13610

Call Back: Sign: PSN Date: 2018-05-24 Lister: 20-120010.0000-v082020R