

JACKSON TWP
RIVERDALE SD

00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-120010.0000
B01

AGR
2025

sale

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

2022 BAUGHMAN LEWIS D & KR	2015-11-12
2023 L & K LAND HOLDINGS L	2022-09-12
2024 L & K LAND HOLDINGS L	2022-09-12
2025 L & K LAND HOLDINGS LLC	2022-09-12 PT S2 SW4 S36 10.184A
	4WD
	\$0

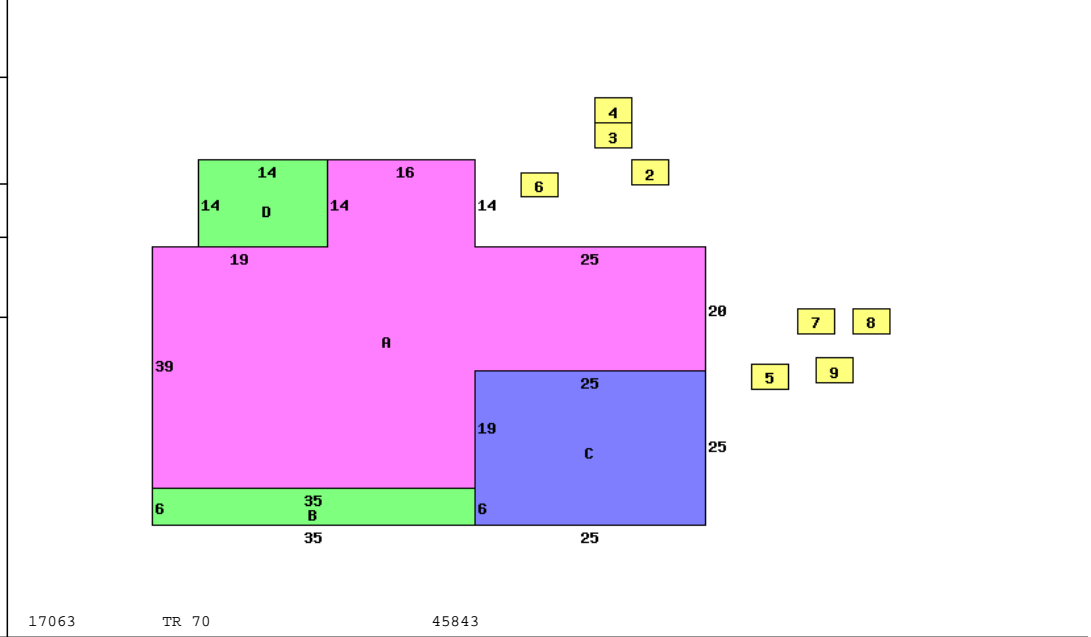
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	10.1840	10.1840	10.1840	10.1840	
Land100%	56600	63060	63060	63060	63070
Bldg100%	25310	303860	303860	303860	303850
Totl100%	311910t	366910t	366910t	366910t	366920t
Cauv100%	25340	38890	38890	38890	38880
Tax Value:					
Land 35%	8870	13610	13610	13610	22070
Bldg 35%	89360	106350	106350	106350	106350
Totl 35%	98230t	119960t	119960t	119960t	128420t
Hmstd35%	81320	92880	92880	92880	
Owner Oc	66.92	67.52	67.44	67.30	hmstd 5250 l 87630 b
Hmstd RB					
Net Tax	3376.74	3552.88	3598.52	3593.04	
Cauv Sav	383.52	255.32	258.54	258.14	
Sp-Asmnt	37.94	40.15	36.15	42.15	

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

Sale#	#p	sale date	GOLDEN ACRES FARM	To	Type/Invalid?	Sale\$	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	*	172000	69170	80630
290	0	1988-04-26			*	0	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

project	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



Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1	Sq-Ft Value
Floor Level	
Main	FRAME 2089 142280
Basement	2089 38500
Subtotal	180780
Metal Roof	GABLE
B 1 2 U A	
Plaster/Drywall D	Air Conditioning 3720
Unfinished Wall X	Plumbing 2100
	Garages and Carports 15000
Central Heat A	Extra Features 9240
FROCED AIR	Total Value 210840
Central A/C A	
Plumbing	PUB ELECTRIC
Standard 1	PRIV WATER
Extra 3 Fixture 1	PRIV SEWER
	PUB PAVED ST/RD
	Neighborhood:
	Code: 2000
	Dwl/Gar/NC% 1.2500

Bldg Type	SHB+Cons	DixHt	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			6318		C	1979AV		52990	.65		18550
3 Pole Build	1	117X54	1872		C+	1979AV		83400	.65		29190
4 Lean-To		117X16	600		C	1979AV		14980	.65		5240
5 Grain Bin	*PP	30X20	224		C	1978AV		0			0
6 P	CAN	8X28	600		D	1979AV	1430	0	.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