JACKSON TWP
RIVERDALE SD 00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-120010.0000 AGR
B01 2026

sale

2023 L & K LAND HOLDINGS L	2022-09-12	
2024 L & K LAND HOLDINGS L	2022-09-12	
2025 L & K LAND HOLDINGS L	2022-09-12	
2026 L & K LAND HOLDINGS LLC	2022-09-12 PT S2 SW4 S36 4WD	10.184A
	$0	

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	10.1840	10.1840	10.1840	10.1840	10.1840			
Land100%	63060	63060	63060	63060		63060	91430	91440
Bldg100%	303860	303860	303860	303860		303860	373970	373960
Totl100%	366910t	366910t	366910t	366910t		366910t	465400t	465400t
Cauv100%	38890	38890	38890	38890		63060	91430	44400
Tax Value:								
Land 35%	13610	13610	13610	13610		13610	15540	32000
Bldg 35%	106350	106350	106350	106350		106350	130890	130890
Totl 35%	119960t	119960t	119960t	119960t		119960t	146430t	162890t
Hmstd35%	92880	92880	92880	92880		92880	119780	
Owner Oc	67.52	67.44	67.30	67.30	67.30	hmstd 5250 l	87630 b	
Hmstd RB								
Net Tax	3552.88	3598.52	3593.04	3593.04	3593.04			
Cauv Sav	383.52	255.32	258.54	258.14				
Sp-Asmnt	40.15	36.15	42.15	42.15				

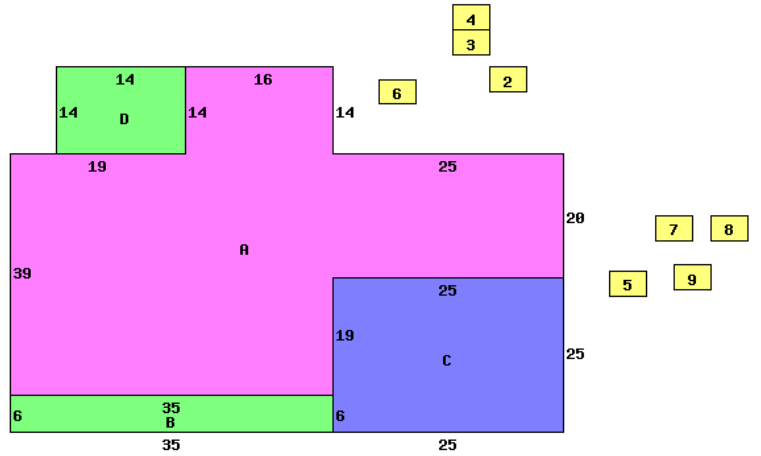
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		2089		a	*MAIN
	OFP	P		210	6300	b	PORCH
	F	G		625	15000	c	GRAGE
	DK	P		196	2940	d	PORCH

GOLDEN ACRES FARM

Sale#	#p	sale date	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	*	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
2022	8870	89360	98230	3376.74
2021	8870	89360	98230	3677.68

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			



17063 TR 70 45843

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
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%	1.6000

	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			2089		C	2017AV	210840	.05		320480
2	Pole Build				4416		C	1979AV	52990	.65		18550
3	Pole Build		1	117X54	6318		C+	1979AV	83400	.65		29190
4	Lean-To			117X16	1872		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	8740	27670	2550	8070
C	52	PKA	PEWAMO SICL 0-1% SL	4.2032	9410	39550	3450	14500
W	1	BOA	BLOUNT SILT LOAM 0-	.0803	5230	420	230	20
W	52	PKA	PEWAMO SICL 0-1% SL	.2627	7790	2050	230	60
	670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
	980	ROAD	ROAD	1.4715				
				10.184		91440	(100%)	44400
						32000	(35%)	15540

CAUV # 4514

Call Back: Sign: PSN Date: 2018-05-24 Lister:

20-120010.0000-v082020R