

JACKSON TWP
RIVERDALE SD

00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-120011.0000
B18

RES
2025

sale

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

2022	MESSINGER KAREN & THO	2018-09-07	
2023	DAVIS CHAD & RACHEL	2022-04-27	
2024	DAVIS CHAD & RACHEL	2022-04-27	
2025	DAVIS CHAD & RACHEL	2022-04-27	PT N2 SW4 S36 2.09A
	5636 SR 53	1SD	
	FOREST OH 45843	\$208,000	

Tax Year	2022	2023	2024	2025	
Prop Cls	511	511	511	511	CAMA
Acres	2.0900	2.0900	2.0900	2.0900	511
Land100%	15860	20460	20460	20460	20450
Bldg100%	113800	135230	135230	135230	135230
Totl100%	129660t	155690t	155690t	155690t	155680t
Cauv100%					
Tax Value:					
Land 35%	5550	7160	7160	7160	7160
Bldg 35%	39830	47330	47330	47330	47330
Totl 35%	45380t	54490t	54490t	54490t	54490t
Hmstd35%	40090	47150	47150	47150	
Owner Oc	33.00	34.28	34.24	34.16	hmstd 5250 l 41900 b
Hmstd RB					
Net Tax	1557.90	1610.24	1630.98	1628.50	
Sp-Asmnt	21.00	25.93	21.93	29.62	

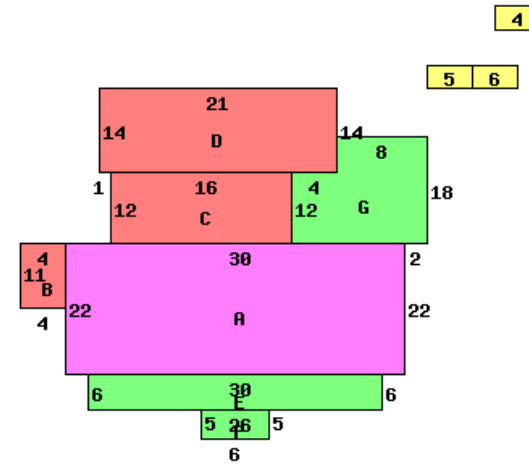
Orig Tax Year 2007
Parent: 20-120009.0000

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	F/C	M		660			
1	F/C	A		44			ADDTN
1	F/C	A		192			ADDTN
1	F	A		294			ADDTN
	OPF	P		156	4680		PORCH
	STP	P		30	120		PORCH
	PAT	P		192	580		PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
195	1	2022-04-27	DAVIS CHAD & RACHEL	1SD	208000	15860	113800
427	1	2018-09-07	MESSINGER KAREN & THOMAS	1SD	112000	15260	98430
210	1	2010-05-13	BEASTON STEVEN D	1FD	90500	13770	43540
138	1	2007-03-29	MESSINGER ANTHONY	1WD	30000	0	0
120	1	2007-03-29	MESSINGER ANTHONY	1QC *	30000	0	0
119	2	2007-03-29	FULLERMAN SUSAN L	2CT *	0	0	0
118	2	2007-03-29	KELLER MARY L ETAL	2CT *	0	0	0

Year	Land	Bldg	Total	Net Tax
2020	5550	39830	45380	1696.74
2021	5550	39830	45380	1737.22

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



5636 SR 53 45843

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	1190 105420
	Full Upper	FRAME	660 51320
	Subtotal		156740
Metal	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	X X	Plumbing	2100
Floor/Pine	X X	Extra Features	5380
Number of Rooms	4 3	Total Value	164220
Bedrooms	3		
Central Heat	A	PUB ELECTRIC	
FORCED AIR		PRIV WATER	
Plumbing		PRIV SEWER	
Standard	1	PUB PAVED ST/RD	
Extra 3 Fixture	1	Neighborhood:	
		Code:	2000
		Dwl/Gar/NC%	1.2500

Bldg Type	SHB+Cons	DixFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 F/C	1850			C-	OLD/GD	147800	.40		110850
2 Garage	B	22X46	1012		C	OLD/PR	28340	.75		8860
3 Shed		22X46	1012		C	OLD/FR	12140	.70		3640
4 PUMP HSE	*NV	10X12	120			OLD/PR	0			0
5 Pole Build		30X36	1080		C	2015AV	12960	.25		9720
6 P	CAN	10X36	360		C	2015AV	2880	.25		2160
homesite	acres/	effective	depth	actual	effective	extended	true			
small acreage	1.0000	frontage	depth	rate	rate	value	value			
	1.0900			15000	15000	15000	15000			
				5000	5000	5450	5450			

Call Back:

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

20-120011.0000-v082020R