JACKSON TWP
RIVERDALE SD 00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-120021.0000 RES
B14 2026

sale

2023	WISCHMEYER DEREK A &	2019-10-29
2024	WISCHMEYER DEREK A &	2019-10-29
2025	WISCHMEYER DEREK A &	2019-10-29
2026	WISCHMEYER DEREK A & AM	2019-10-29 PT E PT NE 1/4 S36
	5218 SR 53	1SD 2.081A
		$164,000
	FOREST OH 45843	

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

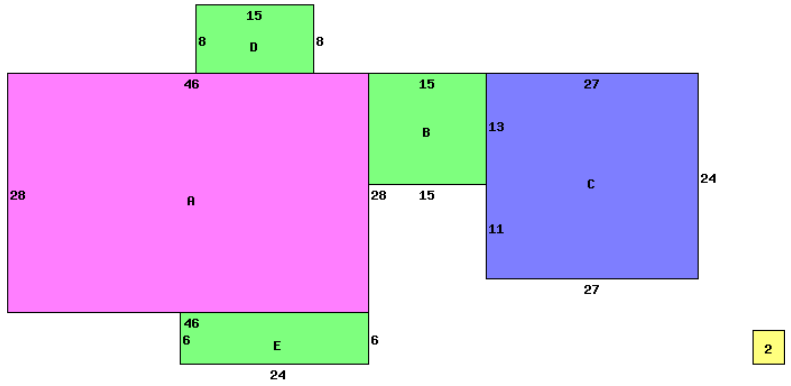
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	2.0810	2.0810	2.0810	2.0810	2.0810			
Land100%	20400	20400	20400	20400		20400	22660	22660
Bldg100%	158510	158510	158510	158510		158510	198710	198700
Totl100%	178910t	178910t	178910t	178910t		178910t	221370t	221360t
Cauv100%								
Tax Value:								
Land 35%	7140	7140	7140	7140		7140	7930	7930
Bldg 35%	55480	55480	55480	55480		55480	69550	69550
Totl 35%	62620t	62620t	62620t	62620t		62620t	77480t	77480t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1889.88	1913.66	1910.72	1910.72	1910.72			
Sp-Asmnt	27.15	23.15	69.13	69.13				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1288		a	*MAIN
	EFP	P		195	7800	b	PORCH
	F2	G		648	15550	c	GRAGE
	DK	P		120	1800	d	PORCH
	OFP	P		144	4320	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
486	1	2019-10-29	WISCHMEYER DEREK A & AMAN	1SD		164000	15230	105800
285	1	2014-07-01	HAMILTON ERIKA N	1WD		124500	13740	75110
372	1	2010-08-03	LOWE JOHN L & O SUE	1SD		93000	13740	78910
319	2	2009-10-23	HOME SAVINGS AND LOAN CO	2WD	*	0	13490	78910
412	1	2003-09-08	NAWRATH TAMMY L & TOMAS	1QC	*	0	11140	55030
258	1	2003-05-27	NAWRATH TAMMY L	1CT	*	0	11140	55030

Year	Land	Bldg	Total	Net Tax
2022	5540	49460	55000	1928.12
2021	5540	49460	55000	2100.62

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



5218 SR 53 45843

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1288	106480
	Basement		1288	23840
	Subtotal			130320
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	P	1288 sq ft	Basement Finish	13730
Unfinished Wall	X		Air Conditioning	2320
Floor/Carpet	X		Plumbing	1400
Number of Rooms	1 6		Garages and Carports	15550
Bedrooms	2		Extra Features	13920
			Total Value	177240
Central Heat	A			
FORCED AIR			PUB ELECTRIC	
Central A/C	A		PRIV WATER	
Plumbing			PRIV SEWER	
Standard	1		PUB PAVED ST/RD	
Extra 2 Fixture	1			
			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		2576		C-	1962VG	159520	.28		183770			
2	Pole Build		30X50	1500		C	2003AV	29850	.50		14930	CONCRET FL	ELECTRIC	LOFT

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	1.0810				5000	5000	5410	5410

Call Back: Sign: PSN Date: 2016-01-27 Lister: