JACKSON TWP
RIVERDALE SD 00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-130007.0000 RES
L17 2024

sale

2021	WALTON NATHAN ALLEN	2014-06-17
2022	WALTON NATHAN ALLEN	2014-06-17
2023	WALTON NATHAN ALLEN	2014-06-17
2024	WALTON NATHAN ALLEN	2014-06-17 PT NE4 NE4 S5 3.247A
	19852 CR 10	2WD
		$31,850
	FOREST OH 45843	

Eff Rate: – 41.83 — 38.35 — 33.09 — 33.46 — a/r

Tax Year	2021	2022	2023	2024	CAMA
Prop Cls	511	511	511	511	511
Acres	3.2470	3.2470	3.2470	3.2470	
Land100%	19340	19340	26230	26230	26240
Bldg100%	213660	213660	267260	267260	267260
Totl100%	233000t	233000t	293490t	293490t	293500t
Cauv100%					
Tax Value:					
Land 35%	6770	6770	9180	9180	9180
Bldg 35%	74780	74780	93540	93540	93540
Totl 35%	81550t	81550t	102720t	102720t	102730t
Hmstd35%	74020	74020	91570	91570	
Owner Oc	67.36	60.92	66.56	66.48	hmstd 5250 l 86320 b
Hmstd RB					
Net Tax	3047.28	2797.98	3033.54	3072.64	
Sp-Asmnt	18.00	18.00	30.00	18.00	

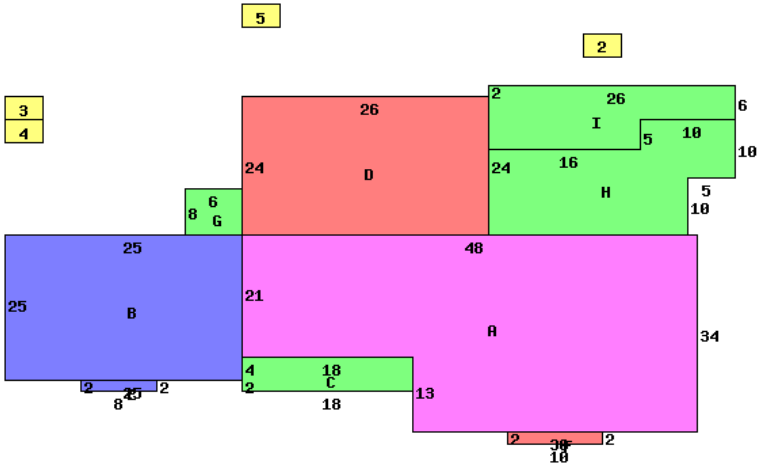
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		1398		a	*MAIN
H	F2	G		625	15000	b	GRAGE
	OFP	P		108	3240	c	PORCH
1	F	A		624		d	ADDTN
	F	G		16	380	e	GRAGE
1	F	A		20		f	ADDTN
	DK	P		48	720	g	PORCH
	DK	P		390	5850	h	PORCH
	PAT	P		236	710	i	PORCH

#: 8,64 L/W
201300080000 .955a
201300640000 .202a

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
255	2	2014-06-17	WALTON NATHAN ALLEN	2WD	31850	16660	51540
198	2	2013-04-25	FOX DAVID E & TINA	2FD	24500	16660	51540
321	4	1996-08-20	KAUBLE ALYS ANN	4CT *	0	10000	40000

Year	Land	Bldg	Total	Net Tax
2020	6770	74780	81550	3054.46
2019	6560	64890	71450	2616.80

p r o j e c t		ben acres	/ %	factor
921 BLANCHARD RIVER MAINT	XA/2023			
500 HARDIN COUNTY LANDFILL	XA/2024			



19852 CR 10 45843

Occupancy 1 Single Family

Story Height 1H
Floor Level

			Sq-Ft	Value
Main	FRAME		2042	139670
Part Upper	FRAME		2023	51260
Basement			1398	25880
Subtotal				216810
Roof	HIP			

Metal B 1 2 U A

*DWELLING COMPUTATIONS

	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		4065		C+	1962VG	271490	.28		244340
2	Pool	*PP		0			OLD/	0			0
3	Pole Build		36X54	1944		C	2017AV	23330	.20		18660
4	P	OFP	6X16	96		C	2017AV	2880	.20		2300
5	Shed		12X20	240		D	2020AV	2300	.15		1960

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				15000	15000	15000	15000
small acreage	2.2470				5000	5000	11240	11240

Plaster/Drywall	D	Fireplaces	2000
Unfinished Wall	X	Plumbing	2100
Number of Rooms	1 5	Garages and Carports	15380
Bedrooms	1 2	Extra Features	10520
		Total Value	246810
Fireplace			
Openings	1	PUB ELECTRIC	
Stacks	1	PRIV WATER	
Central Heat	A	PRIV SEWER	
FORCED AIR		PUB PAVED ST/RD	
Plumbing			
Standard	1	Neighborhood:	
Extra 3 Fixture	1	Code:	2000
		Dwl/Gar/NC%	1.2500

Call Back: Sign: PSN Date: 2018-05-24 Lister: 20-130007.0000-v082020R