

JACKSON TWP  
RIVERDALE SD

00190

Hardin County, Ohio  
Michael T. Bacon, Auditor

20-140003.0000  
L54

AGR  
2025

sale

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

2022	WEAVER NANCY J	2012-12-19		
2023	WEAVER NANCY J	2012-12-19		
2024	WEAVER NANCY J	2012-12-19		
2025	WEAVER NANCY J	2012-12-19	S 1/2 SE 1/4 SW 14 S6	
	18551 CR 20	3WD	20.14A	
	FOREST OH 45843	\$0		

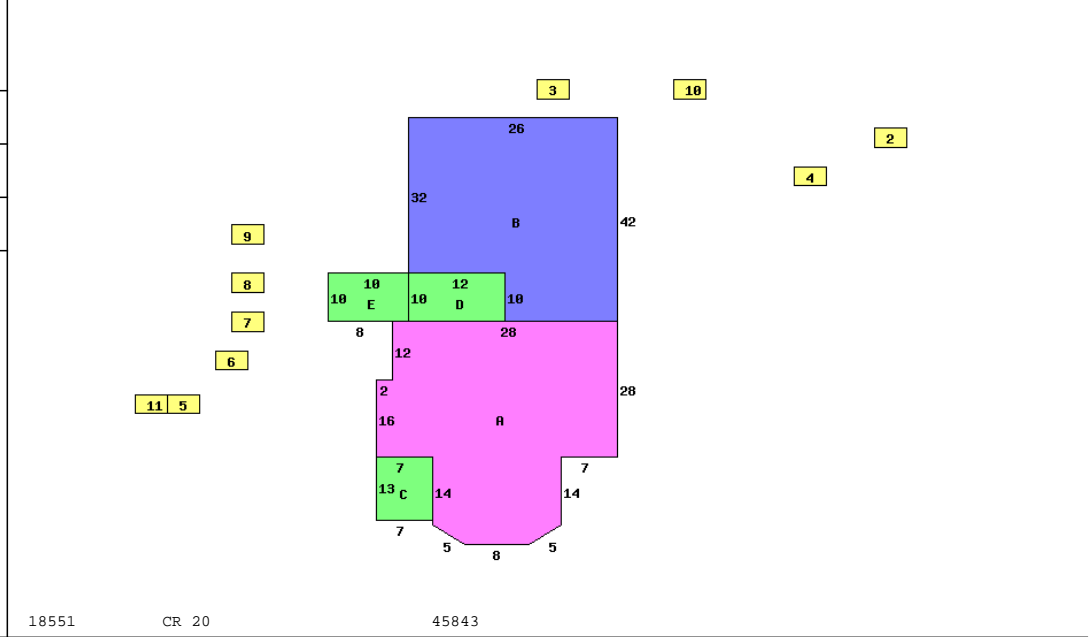
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	20.1400	20.1400	20.1400	20.1400	
Land100%	109110	120460	120460	120460	120470
Bldg100%	205310	247570	247570	247570	247560
Totl100%	314430t	368030t	368030t	368030t	368030t
Cauv100%	33030	59110	59110	59110	59120
Tax Value:					
Land 35%	11560	20690	20690	20690	42160
Bldg 35%	71860	86650	86650	86650	86650
Totl 35%	83420t	107340t	107340t	107340t	128810t
Hmstd35%	54450	64550	64550	64550	
Owner Oc	44.82	46.92	46.86	46.78	hmstd 5250 l 59300 b
Hmstd RB	299.56	270.10	292.34	302.34	
Net Tax	2580.06	2922.50	2941.10	2926.14	
Cauv Sav	933.58	648.00	656.12	655.10	
Sp-Asmnt	18.00	22.00	18.00	18.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		1088		b	GRAGE
	FFP2	G		972	23330	c	PORCH
	FFP	P		91	3640	d	PORCH
	FAT	P		120	4800	e	PORCH
				100	300		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
504	3	2012-12-19	WEAVER NANCY J	3WD *	0	66710	104800
129	2	2002-03-26	OATES RONALD L & RUTH TR	2QC *	0	34830	97860

Year	Land	Bldg	Total	Net Tax
2021	11560	71860	83420	2810.30
2020	11560	71860	83420	2816.84

p r o j e c t		ben acres	/ %	factor
921	BLANCHARD RIVER MAINT			XA/2023
500	HARDIN COUNTY LANDFILL			XA/2025



Occupancy 1 Single Family	*DWELLING COMPUTATIONS		
Story Height 2	Sq-Ft	Value	
Floor Level			
	Main	FRAME	
	Full Upper	FRAME	
	Basement		
	Subtotal	187710	
Slate	Roof	HIP	
	B 1 2 U A		
Plaster/Drywall	X	Air Conditioning	4020
Panelled Wall	X X	Plumbing	2100
Unfinished Wall	X	Garages and Carports	23330
Floor/Carpet	X X	Extra Features	8740
Floor/Concrete	X	Total Value	225900
Floor/Tile-Lino	L		
Number of Rooms	1 5 4		
Bedrooms	3		
Central Heat	A		
FORCED AIR			
Central A/C	A		
Plumbing		Neighborhood:	
Standard	1	Code:	2000
Extra 3 Fixture	1	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	2 B F		2176		C	OLD/GD		225900	.40		169430
2 Shed		54X81	4374		C	1975GD		52490	.60		21000
3 Flat Barn		40X64	2560		D	OLD/AV		24580	.80	.50	2460
4 Shed		20X12	240		C	2000AV		2880	.55		1300
5 Flat Barn		26X40	1040		D	OLD/AV		9980	.80	.50	1000
6 Grain Bin	*PP	0 18X17	306		C	OLD/AV		0			0
7 Grain Bin	*PP	0 24X17	408		C	1972AV		0			0
8 Grain Bin	*PP	0 16X17	272		C	1987AV		0			0
9 Pole Build	M	0 48X50	2400		C	1999AV		28800	.55		12960
10 Pole Build		60X72	4320		C	2014AV		51840	.30		36290
11 Lean-To			1390		D	OLD/AV		8900	.65		3120

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	1.0208	6030	6160	2660	2720
C 2	BOB BLOUNT SILT LOAM, 2	15.6284	5770	90180	2360	36880
C 52	PKA PEWAMO SICL 0-1% SL	1.1949	6490	7750	3560	4250
W 2	BOB BLOUNT SILT LOAM, 2	.3121	3130	980	470	150
W 52	PKA PEWAMO SICL 0-1% SL	.0738	5370	400	1670	120
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000
980	ROAD ROAD	.9100				

	20.14	120470	(100%)	59120	CAUV # 231
		42160	( 35%)	20690	

Call Back: Sign: PSN Date: 2015-11-09 Lister: 20-140003.0000-v082020R  
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