JACKSON TWP
RIVERDALE SD 00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-140003.0000 AGR
L54 2026

sale

2023	WEAVER NANCY J	2012-12-19
2024	WEAVER NANCY J	2012-12-19
2025	WEAVER NANCY J	2012-12-19
2026	WEAVER NANCY J	2012-12-19 S 1/2 SE 1/4 SW 14 S6
	18551 CR 20	3WD 20.14A
		$0
	FOREST OH 45843	

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

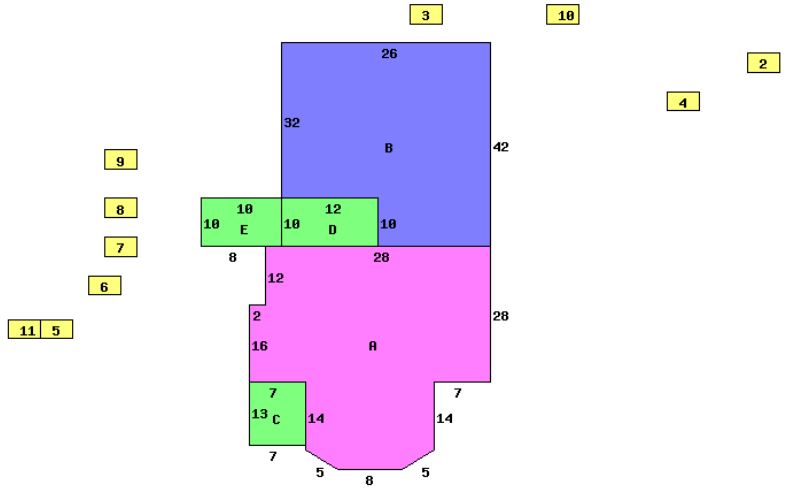
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	20.1400	20.1400	20.1400	20.1400	20.1400			
Land100%	120460	120460	120460	120460		120460	174710	174710
Bldg100%	247570	247570	247570	247570		247570	295000	294990
Totl100%	368030t	368030t	368030t	368030t		368030t	469710t	469700t
Cauv100%	59110	59110	59110	59110		120460	174710	63410
Tax Value:								
Land 35%	20690	20690	20690	20690		20690	22190	61150
Bldg 35%	86650	86650	86650	86650		86650	103250	103250
Totl 35%	107340t	107340t	107340t	107340t		107340t	125440t	164400t
Hmstd35%	64550	64550	64550	64550		64550	83510	
Owner Oc	46.92	46.86	46.78	46.78	46.78	hmstd 5250 l	59300 b	
Hmstd RB	270.10	292.34	302.34	302.34	302.34			
Net Tax	2922.50	2941.10	2926.14	2926.14	2926.14			
Cauv Sav	933.58	648.00	656.12	655.10				
Sp-Asmnt	22.00	18.00	18.00	18.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		1088		a	*MAIN
	F	G		972	23330	b	GRAGE
	EFP2	P		91	3640	c	PORCH
	EFP	P		120	4800	d	PORCH
	PAT	P		100	300	e	PORCH

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
2022	11560	71860	83420	2580.06
2021	11560	71860	83420	2810.30

project			ben acres	/ %	factor
921	BLANCHARD RIVER MAINT	XA/2023			
500	HARDIN COUNTY LANDFILL	XA/2025			



18551 CR 20 45843

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1088	104670
	Full Upper	FRAME	1088	62760
	Basement		1088	20280
	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	PUB ELECTRIC	
Bedrooms	3	PRIV WATER	
		PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
FORCED AIR			
Central A/C	A	Neighborhood:	
Plumbing		Code:	2000
Standard	1	Dwl/Gar/NC%	1.6000
Extra 3 Fixture	1		

	Bldg Type	SHB+Cons		DixHt FtxFt	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		216860
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	8740	8920	2550	2600
C	2	BOB	BLOUNT SILT LOAM, 2	15.6284	8370	130810	2230	34850
C	52	PKA	PEWAMO SICL 0-1% SL	1.1949	9410	11240	3450	4120
W	2	BOB	BLOUNT SILT LOAM, 2	.3121	4540	1420	230	70
W	52	PKA	PEWAMO SICL 0-1% SL	.0738	7790	570	230	20
	670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
	980	ROAD	ROAD	.9100				
				20.14		174710	(100%)	63410
						61150	(35%)	22190

CAUV # 231

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