JACKSON TWP
RIVERDALE SD 00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-140018.0000 RES
L50 2025

sale

2022	BARTHOLOMEW STEPHONY	1991-05-20	
2023	BARTHOLOMEW STEPHONY	1991-05-20	
2024	BARTHOLOMEW STEPHONY	1991-05-20	
2025	FAIRCHILD BRENDAN N ETA	2024-11-18 PT SW 1/4 S6	2.469A
	0648 TR 195	1AF	
		$0	
	FOREST OH 45843		

2026	ROBINSON BRIAN & NICOLE	2025-09-29	
	0648 TR 195	1SD	
	FOREST OH 45843		

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

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	2.4700	2.4700	2.4700	2.4700	
Land100%	17000	22340	22340	22340	22350
Bldg100%	64770	87510	87510	87510	87520
Totl100%	81770t	109860t	109860t	109860t	109870t
Cauv100%					
Tax Value:					
Land 35%	5950	7820	7820	7820	7820
Bldg 35%	22670	30630	30630	30630	30630
Totl 35%	28620t	38450t	38450t	38450t	38450t
Hmstd35%	22010	34490			
Owner Oc	18.12	25.08	25.04		
Hmstd RB	299.56	270.10	292.34		
Net Tax	685.64	865.24	857.64	1173.22	
Sp-Asmnt	18.00	22.00	18.00	18.00	

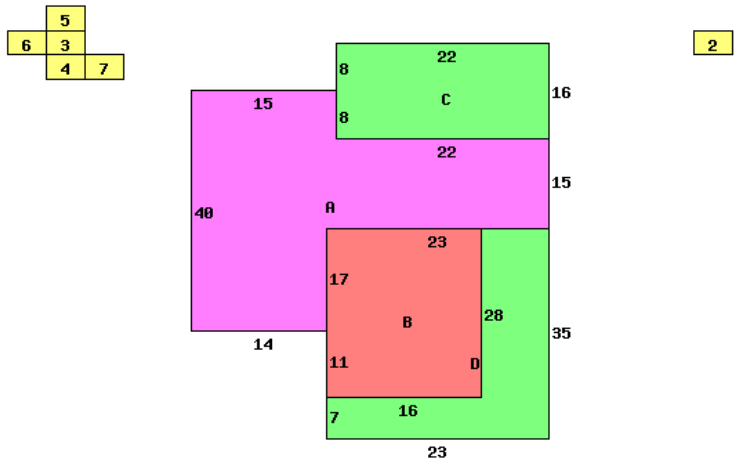
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		913		a	*MAIN
1 Q	F/C	A		448		b	ADDTN
	OFP	P		352	10560	c	PORCH
	OFP	P		357	10710	d	PORCH

gas fireplace

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
429	1	2025-09-29	ROBINSON BRIAN & NICOLE M	1SD		145000	22340	87510
503	1	2024-11-18	FAIRCHILD BRENDAN N ETAL	1AF	*	0	22340	87510
377	1	1991-05-20		1UN	*	49000	0	28710

Year	Land	Bldg	Total	Net Tax
2021	5950	22670	28620	746.82
2020	5950	22670	28620	748.56

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



0648 TR 195 45843

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1Q				
Floor Level	Main	FRAME	1361	108250
	Qtr Story	FRAME	448	7890
	Basement		456	8730
	Subtotal			124870
Metal	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X		X	
Unfinished Wall	X				
Floor/Pine		X		X	
Number of Rooms		1	5	2	
Bedrooms		1		2	
Floor/Wall		X			
Plumbing					
Standard		1			

Heating	-1420
Extra Features	21270
Total Value	144720
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Neighborhood:	
Code:	2000
Dwl/Gar/NC%	1.2500

	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		1361		C	1920AV	144720	.55		81410
2	Shed	*NV CB 0	40X81	3240		C	1950VP	0			0
3	Crib/Grana	*SV 0	14X42	588			OLD/	600			600
4	P	OFP	14X18	252		D	OLD/AV	6050	.65		2120
5	Lean-To		14X42	588		E	OLD/AV	2350	.65		820
6	Shed	*PP	8X14	64			OLD/AV	0			0
7	Shed	*NV	6X12	72			OLD/FR	0			0
8	Lean-To		20X42	840		C	OLD/AV	6720	.65		2350
9	Lean-To		8X10	80		C	OLD/AV	640	.65		220

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				15000	15000	15000	15000
small acreage	1.4700				5000	5000	7350	7350

Call Back: Sign: PSN Date: 2015-11-07 Lister:

20-140018.0000-v082020R