

JACKSON TWP
RIVERDALE SD

00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-150002.0000
L100

AGR
2025

sale

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

2022 FORESTVIEW FARMS LAND	2020-12-24
2023 COX PEGGAN & NATHAN	2022-07-25
2024 COX PEGGAN & NATHAN	2022-07-25
2025 COX PEGGAN & NATHAN	2022-07-25 NE COR S1/2 SE1/4 S7
1762 SR 53	3SD 3.345A
FOREST OH 45843	\$134,000

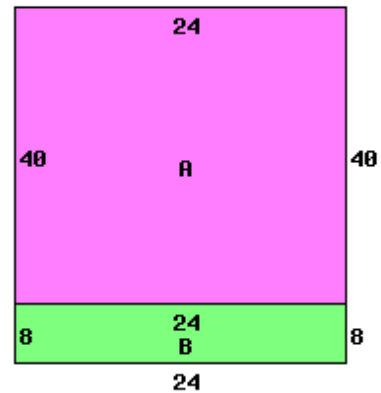
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	110	110	111	111	111	111
Acres	3.3450	3.3450	3.3450	3.3450	3.3450	
Land100%	18200	19890	28630	28630	21460	28640
Bldg100%			61740	156030	156030	156040
Totl100%	18200t	19890t	90370t	184660t	177490t	184680t
Cauv100%	5000	9570	21460	21460		21460
Tax Value:						
Land 35%	1750	3350	7510	7510	7510	10020
Bldg 35%			21610	54610	54610	54610
Totl 35%	1750t	3350t	29120t	62120t	62120t	64640t
Hmstd35%				59860	59860	
Owner Oc				43.38	43.38	
Hmstd RB						
Net Tax	61.36	101.10	889.90	1895.46	1852.08	
Net Tax	161.96	108.96	76.72	76.60	76.60	
Cauv Sav			4.00	18.00	18.00	
Sp-Asmnt						

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		960	5760	b	PORCH
	OFF	P		192	5760		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
376	3	2022-07-25	COX PEGGAN & NATHAN	3SD	134000	18200	0
617	6	2020-12-24	FORESTVIEW FARMS LAND LLC	6	350000	18200	0
376	4	2010-10-01	LEIGHTEY PENNY L TRUSTEE	4QC *	0	7140	0
58	3	2006-01-30	LEIGHTEY DOUGLAS E & PEN	3FD *	50000	24310	0
355	0	1988-05-23			0	0	12710

Year	Land	Bldg	Total	Net Tax
2021	1750	0	1750	66.82
2020	1750	0	1750	67.00

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



1762 SR 53 45843

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	960	100780
	Subtotal		100780
Bedrooms	1	Extra Features	5760
Central Heat	A	Total Value	106540
Plumbing Standard	1	PUB PAVED ST/RD	
		Neighborhood:	
		Code:	2000
		Dwl/Gar/NC%	1.2500

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 F/C		960		C	2023AV	106540	.02		130510
2 Garage		28X32	896		C	2024AV	21500	.05		25530
3 Shed	*PP	8X10	80			2024AV	0			0
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv				
C 1	BOA BLOUNT SILT LOAM 0-	1.2348	6030	7450	2660	3290				
C 52	PKA PEWAMO SICL 0-1% SL	.8134	6490	5280	3560	2900				
W 1	BOA BLOUNT SILT LOAM 0-	.0317	3610	110	770	20				
W 52	PKA PEWAMO SICL 0-1% SL	.1481	5370	800	1670	250				
980	ROAD ROAD	.1170								
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000				
				3.345	28640	(100%)	21460		CAUV #	4518
					10020	(35%)	7510			

Call Back: Sign: PSN Date: 2015-11-09 Lister: 20-150002.0000-v082020R