JACKSON TWP
RIVERDALE SD 00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-150002.0000 AGR
L100 2026

sale

2023 COX PEGGAN & NATHAN	2022-07-25	
2024 COX PEGGAN & NATHAN	2022-07-25	
2025 COX PEGGAN & NATHAN	2022-07-25	
2026 COX PEGGAN & NATHAN	2022-07-25	NE COR S1/2 SE1/4 S7
1762 SR 53	3SD	3.345A
	$134,000	
FOREST OH 45843		

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

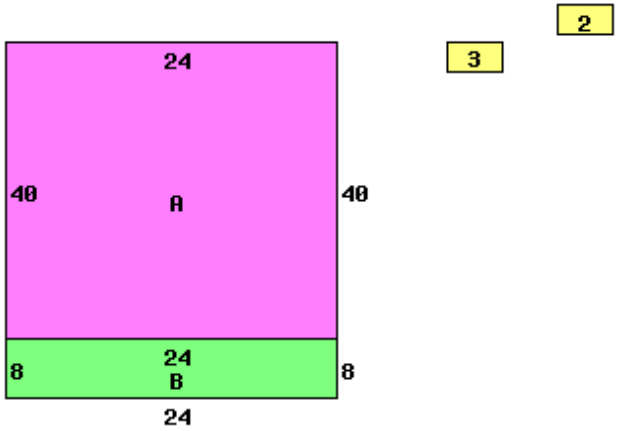
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	110	111	111	111	0	111	111	111
Acres	3.3450	3.3450	3.3450	3.3450	3.3450			
Land100%	19890	28630	28630	28630		28630	41510	41510
Bldg100%		61740	156030	156030		156030	199740	199730
Totl100%	19890t	90370t	184660t	184660t		184660t	241260t	241240t
Cauv100%	9570	21460	21460	21460		28630	41510	27750
Tax Value:								
Land 35%	3350	7510	7510	7510		7510	9710	14530
Bldg 35%		21610	54610	54610		54610	69910	69910
Totl 35%	3350t	29120t	62120t	62120t		62120t	79620t	84430t
Hmstd35%			59860	59860		59860	77520	
Owner Oc			43.38		43.38	hmstd 5250 l	54610 b	
Hmstd RB								
Net Tax	101.10	889.90	1852.08	1895.46	1852.08			
Cauv Sav	161.96	108.96	76.72	76.60				
Sp-Asmnt	4.00	18.00	18.00	18.00				

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

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
2022	1750	0	1750	61.36
2021	1750	0	1750	66.82

project			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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	960	100780
	Subtotal			100780

B 1 2 U A

Bedrooms	1	Extra Features	5760
		Total Value	106540
Central Heat	A		
		PUB PAVED ST/RD	
Plumbing			
Standard	1	Neighborhood:	
		Code:	2000
		Dwl/Gar/NC%	1.6000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		960		C	2023AV	106540	.02		167050
2	Garage		28X32	896		C	2024AV	21500	.05		32680
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	8740	10790	2550	3150
C 52	PKA	PEWAMO SICL	0-1% SL	.8134	9410	7650	3450	2810
W 1	BOA	BLOUNT SILT LOAM	0-	.0317	5230	170	230	10
W 52	PKA	PEWAMO SICL	0-1% SL	.1481	7790	1150	230	30
980	ROAD	ROAD		.1170				
670	HSITE	HOMESITE		1.0000	21750	21750	21750	21750
				3.345		41510	(100%)	27750
						14530	(35%)	9710

CAUV # 4518

Call Back: Sign: PSN Date: 2015-11-09 Lister: