JACKSON TWP
RIVERDALE SD 00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-150035.0000 RES
L78 2026

## sale

| | | |
|---|---|---|
| 2023 | WEBER JOSEPH D & KELL | 2022-03-31 |
| 2024 | WEBER JOSEPH D & KELL | 2022-03-31 |
| 2025 | WEBER JOSEPH D & KELL | 2022-03-31 |
| 2026 | WEBER JOSEPH D & KELLY | 2022-03-31 PT W PT SW1/4 S7 13.096A |
| | 1969 TR 195 | 1WD |
| | | $420,000 |
| | 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 | 512 | 512 | 512 | 512 | 0 | 512 | 512 | 512 |
| Acres | 13.1000 | 13.1000 | 13.1000 | 13.1000 | 13.1000 | | | |
| Land100% | 55110 | 55110 | 55110 | 55110 | | 55110 | 57370 | 57370 |
| Bldg100% | 296860 | 296860 | 358200 | 358200 | | 358200 | 452740 | 452740 |
| Totl100% | 351970t | 351970t | 413310t | 413310t | | 413310t | 510110t | 510110t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 19290 | 19290 | 19290 | 19290 | | 19290 | 20080 | 20080 |
| Bldg 35% | 103900 | 103900 | 125370 | 125370 | | 125370 | 158460 | 158460 |
| Totl 35% | 123190t | 123190t | 144660t | 144660t | | 144660t | 178540t | 178540t |
| Hmstd35% | 109150 | 109150 | 109150 | 109150 | | 109150 | 140630 | |
| Owner Oc | 79.34 | 79.24 | 79.08 | 79.08 | 79.08 | hmstd 5250 l | 103900 b | |
| Hmstd RB | | | | | | | | |
| Net Tax | 3638.54 | 3685.42 | 4334.90 | 4334.90 | 4334.90 | | | |
| Sp-Asmnt | 26.00 | 18.00 | 18.00 | 18.00 | | | | |

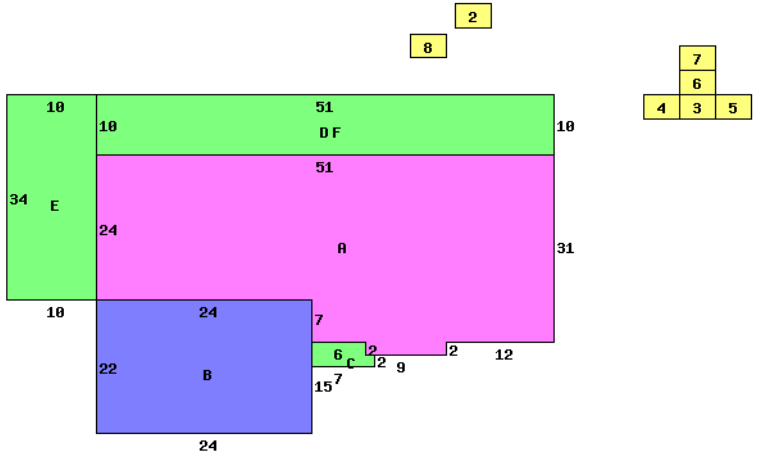
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 B | F | M | | 1431 | | a | *MAIN |
| | F | G | | 528 | 12670 | b | GRAGE |
| | OFP | P | | 26 | 780 | c | PORCH |
| | PAT | P | | 510 | 1530 | d | PORCH |
| | DK | P | | 340 | 5100 | e | PORCH |
| | DK | P | | 510 | 7650 | f | PORCH |

#: 55 L/W
201500550000 12.796a

| Sale# | #p | sale date | To | Type/Invalid? | | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|---|
| 140 | 1 | 2022-03-31 | WEBER JOSEPH D & KELLY | 1WD | | 420000 | 34510 | 167940 |
| 160 | 1 | 2021-04-21 | CAMPER KYLE T & JENNIFER | 1QC | * | 0 | 34510 | 167940 |
| 180 | 1 | 2018-05-18 | CAMPER KYLE T & JENNIFER | 1QC | * | 0 | 33910 | 144310 |
| 202 | 1 | 2012-05-23 | CAMPER KYLE T | 1QC | * | 0 | 15710 | 0 |
| 1050 | 3 | 1991-12-17 | | 3WD | | 20000 | 12400 | 0 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 12080 | 59850 | 71930 | 2468.76 |
| 2021 | 12080 | 58780 | 70860 | 2648.84 |

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




1969 TR 195

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1 | | | | |
| Floor Level | Main | FRAME | 1431 | 113140 |
| | Basement | | 1431 | 26490 |
| | Subtotal | | | 139630 |
| Shingle | Roof | GABLE | | |

B 1 2 U A

| | | | | |
|---|---|---|---|---|
| Plaster/Drywall | | D | Air Conditioning | 2500 |
| Unfinished Wall | X | | Plumbing | 2100 |
| Floor/Carpet | | X | Garages and Carports | 12670 |
| Floor/Concrete | X | | Extra Features | 15060 |
| Number of Rooms | 1 | 5 | Total Value | 171960 |
| Bedrooms | | 2 | | |
| | | | PUB ELECTRIC | |
| Central Heat | | A | Topo: ROLLING | |
| 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 | 1 B F | | 1431 | | C+ | 2015AV | 189160 | .07 | -.35 | 379990 | | | |
| 2 | POND | *.10A | | 0 | | | 2021 | 0 | | | 0 | | | |
| 3 | Pole Barn | | 40X60 | 2400 | | C | 2024AV | 36000 | .05 | | 34200 | ELECTRIC | CONCRET FL | |
| 4 | P | OFP | 8X18 | 144 | | C | 2024AV | 4320 | .05 | | 4100 | | | |
| 5 | P | OFP | 10X60 | 600 | | C | 2024AV | 18000 | .05 | | 17100 | | | |
| 6 | P | OFP | 34X12 | 408 | | C | 2024AV | 12240 | .05 | | 11630 | | | |
| 7 | P | PAT | | 408 | | C | 2024AV | 1220 | .05 | | 1160 | | | |
| 8 | P | OFP | 10X16 | 160 | | C | 2025AV | 4800 | .05 | | 4560 | | | |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| homesite | 1.0000 | | | | 17250 | 17250 | 17250 | 17250 |
| small acreage | 4.9000 | | | | 5000 | 3780 | 18520 | 18520 |
| other | 7.2000 | | | | 3000 | 3000 | 21600 | 21600 |

Call Back: Sign: PSN Date: 2016-02-19 Lister:

20-150035.0000-v082020R