

JACKSON TWP
RIVERDALE SD

00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-150064.0000
L102

AGR
2025

- sale

2022 FORESTVIEW FARMS LAND
2023 COX PEGGAN & NATHAN
2024 COX PEGGAN & NATHAN
2025 COX PEGGAN & NATHAN
SR 53

2020-12-24
2022-07-25
2022-07-25
2022-07-25 NE COR S2 SE4 S7 4.143A
3SD
\$134,000

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

$$-a/r$$

	2022	2023	2024	2025
Tax Year	110	110	110	110
Prop Cls	4,1430	4,1430	4,1430	4,1430
Acres	22800	24910	24910	24910
Land100%				0
Bldg100%	22800t	24910t	24910t	24910t
Tot100%	6310	12140	12140	12140
Cauv100%				
Tax Value:				
Land 35%	2210	4250	4250	4250
Bldg 35%				
Totl 35%	2210t	4250t	4250t	4250t
Hmstd35%				
Owner 0c				
Hmstd RB				
Net Tax	77.48	128.26	129.88	129.68
Cauv Sav	202.28	134.90	136.60	136.38
Sp-Asmnt		4.00		

CAMA
110
24920
24920t
12140

Orig Tax Year 2007
Parent: 20-150002.0000

Land 35%	2210	4250	4250	4250
Bldg 35%				
Totl 35%	2210t	4250t	4250t	4250t
Hmstd 35%				
Owner Oc				
Hmstd RB				
Net Tax	77.48	128.26	129.88	129.68
Cauv Sav	202.28	134.90	136.60	136.38
Sp-Asmnt		4.00		

8720
0
8720t

Sale#	#p	sale date	To	Type/Invalid?	Sales	co:land	co:blgd
376	3	2022-07-25	COX PEGGAN & NATHAN	3SD	134000	22800	0
617	6	2020-12-24	FORESTVIEW FARMS LAND LLC	6	350000	22800	0
376	4	2019-10-01	LEIGHTEY PENNY L TRUSTEE	4C *	0	9370	0
58	3	2006-01-30	LEIGHTEY DOUGLAS E & PEN	3FD	50000	0	0

Year	Land	Bldg	Total	Net Tax
2021	2210	0	2210	84.42
2020	2210	0	2210	84.60

project	ben acres	/ %	factor
921 BLANCHARD RIVER MAINT	XA/2023		

SR 53

PUB PAVED ST/RD

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Neighborhood:
Code:          2000
Dwl/Gar/NC%   1.2500
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Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	1.4471	6030	8730	2660	3850
C 52	PKA PEWAMO SICL 0-1% SL	2.1211	6490	13770	3560	7550
W 1	BOA BLOUNT SILT LOAM 0-	.0240	3610	90	770	20
W 52	PKA PEWAMO SICL 0-1% SL	.4334	5370	2330	1670	720
980	ROAD ROAD	.1174				

4.143	24920	(100%)	12140	CAUV #	4518
	8720	(35%)	4250		

Call Back:

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

20-150064.0000-v082020R