

JACKSON TWP
RIVERDALE SD

00190

REAL PROPERTY RECORD

09:12 PM

Hardin County, Ohio
Michael T. Bacon, Auditor

20-150064.0000
L102

AGR
2024

sale

2021	FORESTVIEW FARMS LAND	2020-12-24	
2022	FORESTVIEW FARMS LAND	2020-12-24	
2023	COX PEGGAN & NATHAN	2022-07-25	
2024	COX PEGGAN & NATHAN	2022-07-25	NE COR S2 SE4 S7 4.143A
	SR 53	3SD	
		\$134,000	

Orig Tax Year 2007
Parent: 20-150002.0000

Eff Rate:-	41.83	38.35	33.09	33.46	a/r
Tax Year	2021	2022	2023	2024	CAMA
Prop Cls	110	110	110	110	110
Acres	4.1430	4.1430	4.1430	4.1430	
Land100%	22800	22800	24910	24910	24920
Bldg100%				0	
Totl100%	22800t	22800t	24910t	24910t	24920t
Cauv100%	6310	6310	12140	12140	12140
Tax Value:					
Land 35%	2210	2210	4250	4250	8720
Bldg 35%					0
Totl 35%	2210t	2210t	4250t	4250t	8720t
Hmstd35%					
Owner 0c					
Hmstd RB					
Net Tax	84.42	77.48	128.26	129.88	
Cauv Sav	220.34	202.28	134.90	136.60	
Sp-Asmnt			4.00		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
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	2010-10-01	LEIGHTEY PENNY L TRUSTEE	40C *	0	9370	0
58	3	2006-01-30	LEIGHTEY DOUGLAS E & PEN	3FD	50000	0	0

Year	Land	Bldg	Total	Net Tax
2020	2210	0	2210	84.60
2019	3740	0	3740	140.04

p r o j e c t
921 BLANCHARD RIVER MAINT
ben acres / % factor
XA/2023

SR 53

PUB PAVED ST/RD

Neighborhood:
Code: 2000
Dwl/Gar/NC% 1.2500

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