

JACKSON TWP
RIVERDALE SD

00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-150065.0000
L101

AGR
2024

sale		Eff Rate:- 41.83		38.35		33.09		33.46		a/r	
2021 FORESTVIEW FARMS LAND	2020-12-24	Tax Year	2021	2022	2023	2024					CAMA
2022 FORESTVIEW FARMS LAND	2020-12-24	Prop Cls	110	110	110	110					110
2023 COX PEGGAN & NATHAN	2022-07-25	Acres	3.9010	3.9010	3.9010	3.9010					
2024 COX PEGGAN & NATHAN	2022-07-25 NE COR S2 SE4 S7 3.901A	Land100%	20460	20460	22370	22370					22370
SR 53	3SD	Bldg100%									
	\$134,000	Totl100%	20460t	20460t	22370t	22370t					22370t
		Cauv100%	4260	4260	9690	9690					9680
		Tax Value:									
	Orig Tax Year 2007	Land 35%	1490	1490	3390	3390					7830
	Parent: 20-150002.0000	Bldg 35%									0
		Totl 35%	1490t	1490t	3390t	3390t					7830t
		Hmstd35%									
		Owner Oc									
		Hmstd RB									
		Net Tax	56.92	52.24	102.30	103.60					
		Cauv Sav	216.54	198.76	134.02	135.68					
		Sp-Asmnt			4.00						

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
376	3	2022-07-25	COX PEGGAN & NATHAN	3SD	134000	20460	0
617	6	2020-12-24	FORESTVIEW FARMS LAND LLC	6	350000	20460	0
376	4	2019-10-01	LEIGHTEY PENNY L TRUSTEE	4QC *	0	8770	0
58	3	2006-01-30	LEIGHTEY DOUGLAS E & PEN	3FD	50000	0	0

Year	Land	Bldg	Total	Net Tax
2020	1490	0	1490	57.04
2019	2940	0	2940	110.08

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

SR 53

PUB ELECTRIC
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-	1.2762	6030	7700	2660	3490
C 52	PKA PEWAMO SICL 0-1% SL	1.1134	6490	7230	3560	3960
W 52	PKA PEWAMO SICL 0-1% SL	1.3859	5370	7440	1670	2320
980	ROAD	.1255				

3.901	22370	(100%)	9680	CAUV #	4518
	7830	(35%)	3390		

Call Back: Sign: PSN Date: 2015-11-09 Lister: 20-150065.0000-v082020R