

JACKSON TWP
RIVERDALE SD

00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-150065.0000
L101

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 3.901A
3SD
\$134,000

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

$$-a/r$$

Tax Year	2022	2023	2024	2025
Prop Cls	110	110	110	110
Acres	3.9010	3.9010	3.9010	3.9010
Land100%	20460	22370	22370	22370
Bldg100%				0
Tot100%	20460t	22370t	22370t	22370t
Cauv100%	4260	9690	9690	9690

CAMA
110

22370

22370t
9680

Orig Tax Year 2007
Parent: 20-150002.0000

- Tax Value:

Land 35%	1490	3390	3390	3390
Bldg 35%				
Totl 35%	1490t	3390t	3390t	3390t
Hmstd 35%				
Owner Oc				
Hmstd RB				
Net Tax	52.24	102.30	103.60	
	198.76	134.02	135.68	
Sp-Asmnt		4.00		

7830
0

7830t

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	4CD *	0	8770	0
58	3	2006-01-30	LEIGHTEY DOUGLAS E & PEN	3FD	50000	0	0

Year	Land	Bldg	Total	Net Tax
2021	1490	0	1490	56.92
2020	1490	0	1490	57.04

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	3400
C 52	PKA PEWAMO SICL 0-1% SL	1.1134	6490	7230	3560	3960
W 980	PKA PEWAMO SICL 0-1% SL	1.3859	5370	7440	1670	2320
	ROAD 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