

JACKSON TWP
RIVERDALE SD

00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-150065.0000
L101

AGR
2025

sale

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

2022 FORESTVIEW FARMS LAND	2020-12-24
2023 COX PEGGAN & NATHAN	2022-07-25
2024 COX PEGGAN & NATHAN	2022-07-25
2025 COX PEGGAN & NATHAN	2022-07-25 NE COR S2 SE4 S7 3.901A
SR 53	3SD
	\$134,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	3.9010	3.9010	3.9010	3.9010	
Land100%	20460	22370	22370	22370	22370
Bldg100%					0
Totl100%	20460t	22370t	22370t	22370t	22370t
Cauv100%	4260	9690	9690	9690	9680
Tax Value:					
Land 35%	1490	3390	3390	3390	7830
Bldg 35%					0
TotL 35%	1490t	3390t	3390t	3390t	7830t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	52.24	102.30	103.60	103.44	
Cauv Sav	198.76	134.02	135.68	135.48	
Sp-Asmnt		4.00			

Orig Tax Year 2007
Parent: 20-150002.0000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:ldg
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	2010-10-01	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
2021	1490	0	1490	56.92
2020	1490	0	1490	57.04

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

SR 53

PUB ELECTRIC
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-	1.2762	6030	7700	2660	3400
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 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