

JACKSON TWP  
RIVERDALE SD

00190

Hardin County, Ohio  
Michael T. Bacon, Auditor

20-180052.0000  
K73

RES  
2025

sale

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

2022 SONS TIM	2022-12-22	
2023 SONS PORTIA	2022-12-22	
2024 SONS PORTIA	2022-12-22	
2025 BRANDEBERRY ETHAN & KEL	2024-09-11	PT E1/2 SW1/4 S18
2856 SR 53	1SD	PT SE4 SW4 5.305A
FOREST OH 45843	\$350,000	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	2.5000	5.3050	5.3050	5.3050	
Land100%	17110	31910	31910	31910	31920
Bldg100%	119860	136690	136690	136690	136680
Totl100%	136970t	168600t	168600t	168600t	168600t
Cauv100%					
Tax Value:					
Land 35%	5990	11170	11170	11170	11170
Bldg 35%	41950	47840	47840	47840	47840
Totl 35%	47940t	59010t	59010t	59010t	59010t
Hmstd35%	44860	51100	49430	49430	
Owner Oc	36.92	37.14	37.10	35.82	
Hmstd RB			292.34		hmstd 5250 l 44180 b
Net Tax	1643.70	1743.80	1473.90	1764.74	
Sp-Asmnt	18.00	26.00	18.00	18.00	

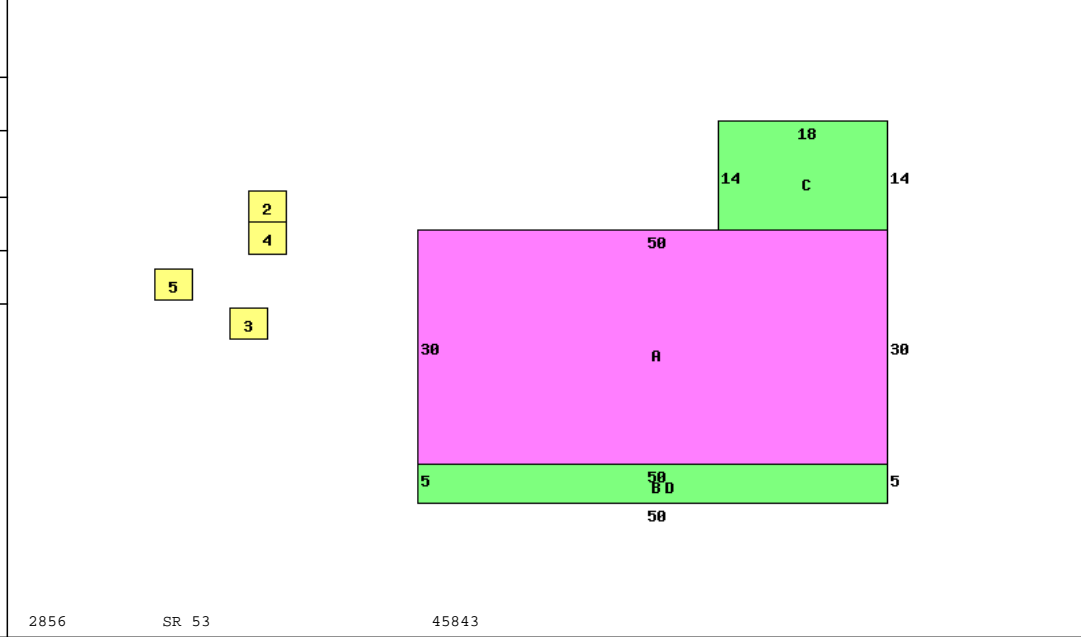
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 B	F	M		1500		b	PORCH
	RFX	P		250	2500	c	PORCH
	DK	P		252	3780	d	PORCH
	DK	P		250	3750		

: 73 L/W  
2023 DUPLICATE COMBINED PARCELS  
201800730000 2.805A

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
379	1	2024-09-11	BRANDEBERRY ETHAN & KELLL	1SD	350000	31910	136690
579	2	2022-12-22	SONS PORTIA	2AF *	0	17110	119860
316	1	2022-07-21	SONS TIM & PORTIA	1SD *	0	17110	119860

Year	Land	Bldg	Total	Net Tax
2021	5990	41950	47940	1790.16
2020	5990	41950	47940	1794.34

project	ben acres	/ %	factor
921 BLANCHARD RIVER MAINT			XA/2023
500 HARDIN COUNTY LANDFILL			XA/2025



2856 SR 53 45843

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	1500 118070
	Basement		1500 27750
	Subtotal		145820
Shingle	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	X X	Extra Features	10030
Floor/Carpet	X	Total Value	155850
Number of Rooms	1 5		
Bedrooms	3	PUB ELECTRIC	
		PRIV WATER	
Central Heat	A	PRIV SEWER	
ELECTRIC		PUB PAVED ST/RD	
Plumbing		Topo: LOW	
Standard	1		
		Neighborhood:	
		Code:	2000
		Dwl/Gar/NC%	1.2500

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 B F		1500		C-	1979GD	140270	.28			126240
2 Pool	*PP		0			OLD/	0				0
3 Pole Build		24X42	1008		C	2000AV	12600	.55			5670
4 P	DK		530		C	2010AV	7950	.40			4770
5 Shed	*NV	10X22	220			OLD/VP	0				0
homesite		effective	depth	actual	effective	extended	true				
frontage	1.0000	frontage	depth	rate	rate	value	value				
small acreage	4.3050			5000	3930	16920	16920				

Call Back: Sign: PSN Date: 2016-03-23 Lister: 20-180052.0000-v082020R