JACKSON TWP
RIVERDALE SD 00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-180052.0000 RES
K73 2026

sale

2023 SONS PORTIA	2022-12-22	
2024 SONS PORTIA	2022-12-22	
2025 BRANDEBERRY ETHAN & K	2024-09-11	
2026 BRANDEBERRY ETHAN & KEL	2024-09-11 PT E1/2 SW1/4 S18	
2856 SR 53	1SD PT SE4 SW4 5.305A	
	$350,000	
FOREST OH 45843		

Eff Rate: – 33.09 — 33.46 — 33.41 — 33.41 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	5.3050	5.3050	5.3050	5.3050	5.3050			
Land100%	31910	31910	31910	31910		31910	34170	34170
Bldg100%	136690	136690	136690	136690		136690	172030	172030
Totl100%	168600t	168600t	168600t	168600t		168600t	206200t	206200t
Cauv100%								
Tax Value:								
Land 35%	11170	11170	11170	11170		11170	11960	11960
Bldg 35%	47840	47840	47840	47840		47840	60210	60210
Totl 35%	59010t	59010t	59010t	59010t		59010t	72170t	72170t
Hmstd35%	51100	49430	49430	49430		49430	62600	
Owner Oc	37.14	37.10	35.82	35.82	35.82	hmstd 5250 l	44180 b	
Hmstd RB		292.34						
Net Tax	1743.80	1473.90	1764.74	1764.74	1764.74			
Sp-Asmnt	26.00	18.00	18.00	18.00				

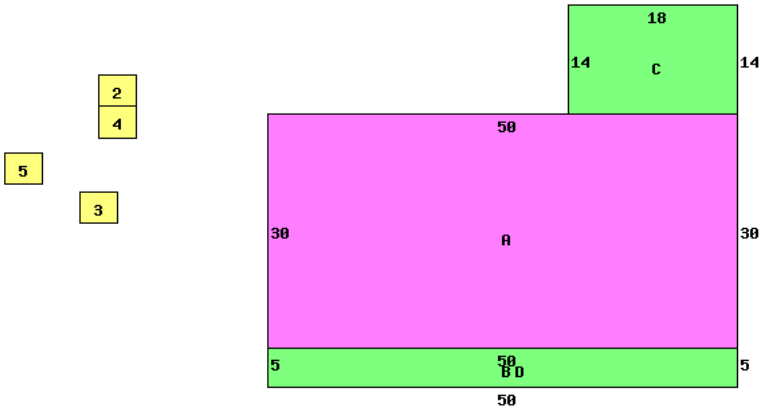
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1500		a	*MAIN
	RFX	P		250	2500	b	PORCH
	DK	P		252	3780	c	PORCH
	DK	P		250	3750	d	PORCH

: 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 & KELLI	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
2022	5990	41950	47940	1643.70
2021	5990	41950	47940	1790.16

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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1500	118070
	Basement		1500	27750
	Subtotal			145820
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	X	
Floor/Carpet		X	
Number of Rooms	1	5	
Bedrooms		3	
Central Heat		A	
ELECTRIC			
Plumbing			
Standard	1		

Extra Features	10030
Total Value	155850
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Topo: LOW	
Neighborhood:	
Code:	2000
Dwl/Gar/NC%	1.6000

	Bldg Type	SHB+Cons	DixHt FtxFt	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		161590	
2	Pool	*PP		0			OLD/	0			0	
3	Pole Build		24X42	1008		C	2000AV	12600	.55		5670	ELECTRIC
4	P	DK		530		C	2010AV	7950	.40		4770	
5	Shed	*NV	10X22	220			OLD/VP	0			0	

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	4.3050				5000	3930	16920	16920

Call Back: Sign: PSN Date: 2016-03-23 Lister: