

JACKSON TWP  
RIVERDALE SD

00190

Hardin County, Ohio  
Michael T. Bacon, Auditor

20-190002.0000  
K82

IND  
2025

sale

2022 C E DUFF & SON INC  
2023 C E DUFF & SON INC  
2024 C E DUFF & SON INC  
2025 C E DUFF & SON INC  
3798 SR 53  
PR S1/2 SE1/4 S19 106.58A  
FOREST OH 45843  
\$0 SEE PCL 20-190002.0001

Eff Rate:-	41.37	38.76	39.19	39.17	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	380	380	380	380	380
Acres	106.5800	106.5800	106.5800	106.5800	418430
Land100%	287690	418430	418430	418430	185410
Bldg100%	184540	185400	185400	185400	603840t
Totl100%	472230t	603830t	603830t	603830t	
Cauv100%					
Tax Value:					
Land 35%	100690	146450	146450	146450	146450
Bldg 35%	64590	64890	64890	64890	64890
Totl 35%	165280t	211340t	211340t	211340t	211340t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	6837.10	8192.52	8283.04	8277.58	
Sp-Asmnt	480.00	500.00	480.00	480.00	

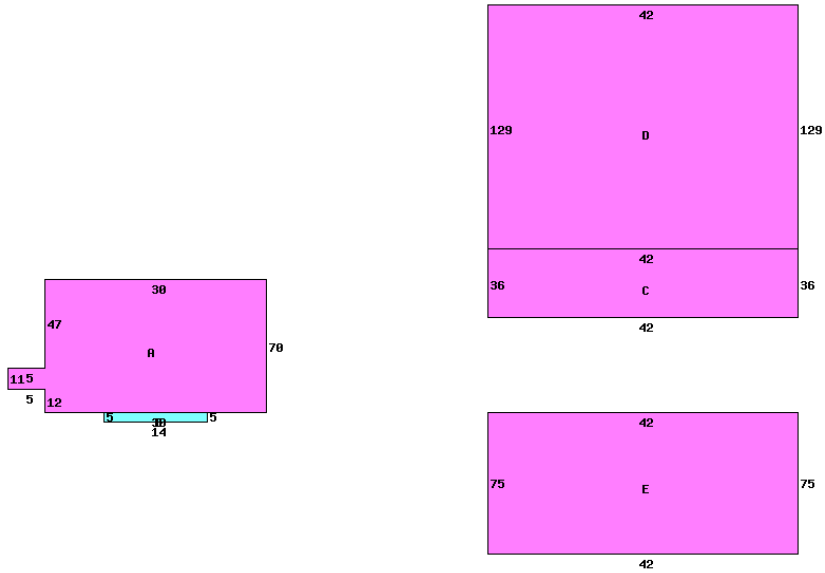
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	
9'	*OFFI	M		2155		a *MAIN
	*PORC	F		70		b OTHER
34'	*STRG	M		1512		c *MAIN
22'	*STRG	M		5418		d *MAIN
15'	*SHOP	M		3150		e *MAIN

#: 3, 4, 10 & 23, L/W  
OFFICE & SHOP HAVE STANDARD PLUMBING,A/C,HEAT  
STORAGE BLDGS HAVE NO HEAT OR PLUMBING  
30.23 ACRES GIVEN 50% REDUCTION DUE TO RESOURCES BEING USED UP -CALCULATED  
AS A 15% REDUCTION ON THE RESERVE LAND.  
201900030000 61.668a  
201900040000 40.00a  
201900100000 63.862a  
201900230000 28.78a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
261	7	1993-04-08	C E DUFF & SON INC	7DD *	110000	0	333710
1069	0	1986-12-29		*	305000	0	201800

Year	Land	Bldg	Total	Net Tax
2021	100690	64590	165280	7104.48
2020	100690	64590	165280	7118.32

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



3798 SR 53 45843

Occupancy 0 Vacant Land  
B 1 2 U A  
PUB ELECTRIC  
PUB PAVED ST/RD  
Neighborhood:  
Code: 2000  
Dwl/Gar/NC% 1.2500

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 OFFICE		2155	72.12	C	1993AV	155420	.45	85480
2 STORAGE		36X42	1512	52.71	C	1950AV	.75	19930
3 SHOP		75X42	3150	33.10	C	1950AV	.75	26070
4 STORAGE	1	129X42	5418	34.61	C	1950AV	.75	46880
5 FENCE			3000	11.75	C	1993PR	.80	7050
site value	1.0000	effective	depth	actual	effective	extended	true	
site value	1.0000	frontage	depth	rate	rate	value	value	
site value	104.5800		factor			15000	15000	
						11250	11250	
						5000	522900	392180 Other