JACKSON TWP
RIVERDALE SD 00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-190002.0000 IND
K82 2026

sale

2023 C E DUFF & SON INC
2024 C E DUFF & SON INC
2025 C E DUFF & SON INC
2026 C E DUFF & SON INC PR S1/2 SE1/4 S19 106.58A
3798 SR 53
$0 SEE PCL 20-190002.0001
FOREST OH 45843

Eff Rate: 38.76 — 39.19 — 39.17 — 39.17 — a/r

	2023	2024	2025	2026	2026	2027	CAMA
Tax Year							
Prop Cls	380	380	380	380	380	380	380
Acres	106.5800	106.5800	106.5800	106.5800			
Land100%	418430	418430	418430	418430	418430	502110	502120
Bldg100%	185400	185400	185400	185400	185400	222460	222470
Totl100%	603830t	603830t	603830t	603830t	603830t	724570t	724590t
Cauv100%							
Tax Value:							
Land 35%	146450	146450	146450	146450	146450	175740	175740
Bldg 35%	64890	64890	64890	64890	64890	77860	77860
Totl 35%	211340t	211340t	211340t	211340t	211340t	253600t	253610t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	8192.52	8283.04	8277.58	8277.58			
Sp-Asmnt	500.00	480.00	480.00	480.00			

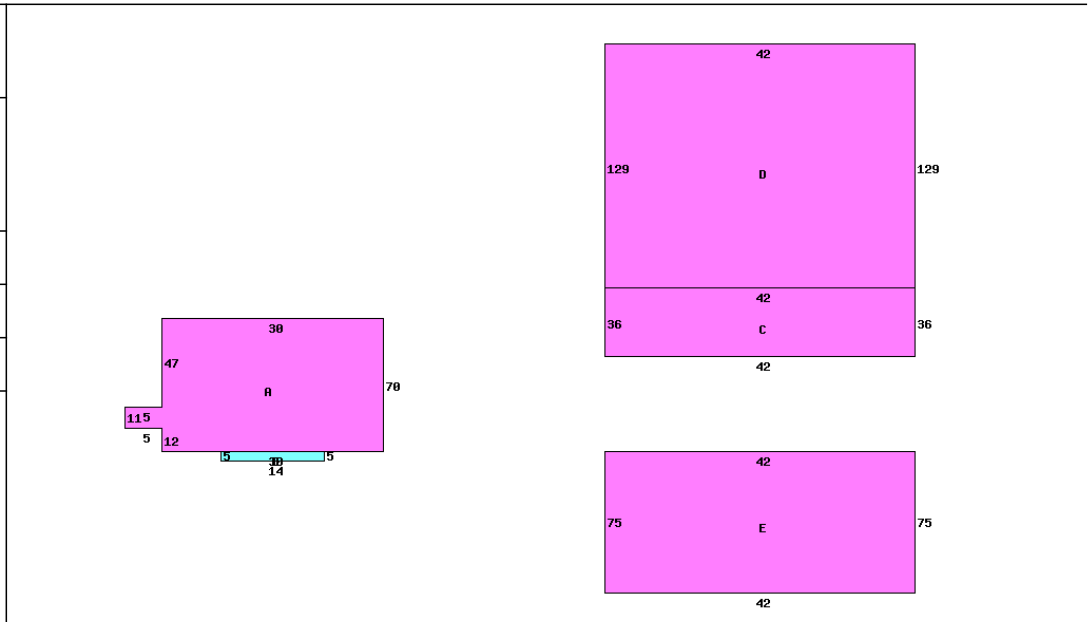
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
9'	*OFFI	M		2155		a	*MAIN
	*PORC	F		70		b	OTHER
34'	*STRG	M		1512		c	*MAIN
22'	*STRG	M		5418		d	*MAIN
15'	*SHOP	M		3150		e	*MAIN

#: 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
2022	100690	64590	165280	6837.10
2021	100690	64590	165280	7104.48

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



3798 SR 53 45843

Occupancy 0 Vacant Land

B 1 2 U A

PUB ELECTRIC
PUB PAVED ST/RD

Neighborhood:

Code:	4444
Dwl/Gar/NC%	1.2000
lot/hmsite%	1.2000
res-ag:lnd%	1.2000
ag-t:c/p/w%	1.2000
ag-t:other%	1.2000
ag:outbldg%	1.2000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	OFFICE			2155	86.54	C	1993AV	186490	.45		102570
2	STORAGE		36X42	1512	63.25	C	1950AV	95630	.75		23910
3	SHOP		75X42	3150	39.72	C	1950AV	125120	.75		31280
4	STORAGE	1	129X42	5418	41.53	C	1950AV	225010	.75		56250
5	FENCE			3000	14.10	C	1993PR	42300	.80		8460

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	
site value	1.0000				15000		15000	18000	
site value	1.0000				11250		11250	13500	
site value	104.5800				5000		522900	470620	Other

Call Back: Sign: PSN Date: 2015-11-06 Lister: 20-190002.0000-v082020R