

JACKSON TWP  
RIVERDALE SD

00190

Hardin County, Ohio  
Michael T. Bacon, Auditor

20-190009.0000  
K43

AGR  
2025

sale

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

2022 CERES FARMS LLC	2018-01-18		
2023 CERES FARMS LLC	2018-01-18		
2024 CERES FARMS LLC	2018-01-18		
2025 CERES FARMS LLC	2018-01-18	N PT NE 1/4 S19	84.731A
3206 CR 205	7		
FOREST OH 45843	\$2,110,000		

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	199	199	199	199	199
Acres	84.7310	84.7310	84.7310	84.7310	
Land100%	427540	467260	467260	467260	467250
Bldg100%	4430	5310	5310	5310	5320
Totl100%	431970t	472570t	472570t	472570t	472570t
Cauv100%	106600	215370	215370	215370	215370
Tax Value:					
Land 35%	37310	75380	75380	75380	163540
Bldg 35%	1550	1860	1860	1860	1860
Totl 35%	38860t	77240t	77240t	77240t	165400t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1362.32	2331.10	2360.44	2356.82	
Cauv Sav	3937.94	2660.68	2694.16	2690.02	
Sp-Asmnt	52.32	56.32	52.32	85.18	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
28	7	2018-01-18	CERES FARMS LLC	7	2110000	444110	4430
52	5	2014-02-10	SERENDIPITY FARMS LLC	5WD *	0	247910	3170
51	2	2014-02-10	HARE JEREMY ALLEN	2CT *	0	247910	3170
512	2	2013-11-08	HARE JO JEANNE	2CT *	0	247910	3170
559	2	2011-12-15	ALLEN MARJORIE M	2QC	88833	247910	3170
506	2	2011-12-15	ALLEN MARJORIE M	2QC *	0	247910	3170
505	6	2011-12-15	KRAFT DONALD E ETAL	6QC *	0	247910	3170
504	6	2011-12-15	KRAFT DONALD E ETAL	6QC *	0	247910	3170
503	11	2011-12-15	KRAFT DONALD E ETAL	11 *	0	247910	3170
137	6	2011-04-08	RALSTON JANE L & DONALD E	6CT *	0	180660	0

Year	Land	Bldg	Total	Net Tax
2021	37310	1550	38860	1484.18
2020	37310	1550	38860	1487.64

Project	ben acres	/ %	factor
128 BUSS JT - BLANCHARD			XA/2025
309 FRISCH DITCH #1059			XA/2025
921 BLANCHARD RIVER MAINT			XA/2023



3206 CR 205 45843

PUB PAVED ST/RD

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	Shed		42X44	1848		D		OLD/FR	17740	.70		5320
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv						
C 6	DEA DEL RAY SILT LOAM 0	9.0470	5880	53200	2370	21440						
C 12	FUA FULTON SILT LOAM 0-	5.4362	5240	28490	1770	9620						
C 19	KAB KENDALLVILLE SILT L	.0758	5800	440	2090	160						
C 22	LE LATTY SILTY CLAY	5.4581	6110	33350	2660	14520						
C 26	MF MILFORD SILTY CLAY	.1845	6900	1270	3800	700						
C 28	MO MONTGOMERY SILTY CL	46.6137	5880	274090	3000	139840						
C 39	PM PEWAMO SILTY CLAY L	.2607	6490	1690	3560	930						
C 45	SHB SHINROCK SILT LOAM,	9.9980	5550	55490	2190	21900						
C 51	WSTL WASTE LAND	2.1000	120	250	50	110						
W 12	FUA FULTON SILT LOAM 0-	.2385	1760	420	230	60						
W 22	LE LATTY SILTY CLAY	.1513	3920	590	1220	190						
W 26	MF MILFORD SILTY CLAY	.0775	5740	440	1910	150						
W 28	MO MONTGOMERY SILTY CL	3.6392	4760	17320	1560	5680						
W 45	SHB SHINROCK SILT LOAM,	.0573	3690	210	1190	70						
970	DROW DITCH RIGHT OF WAY	.5200										
980	ROAD ROAD	.8732										

84.731 467250 (100%) 215370 CAUV # 4157  
163540 ( 35%) 75380