JACKSON TWP
RIVERDALE SD 00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-220010.0000 RES
C23 2026

sale

2023 DEAL MICHAEL D & KIMB	2006-10-05	
2024 DEAL MICHAEL D & KIMB	2006-10-05	
2025 DEAL MICHAEL D & KIMB	2006-10-05	
2026 DEAL MICHAEL D & KIMBER	2006-10-05 PT W2 SW4 S30 1.667A	
4732 CR 195	1WD	
	$51,000	
FOREST OH 45843		

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

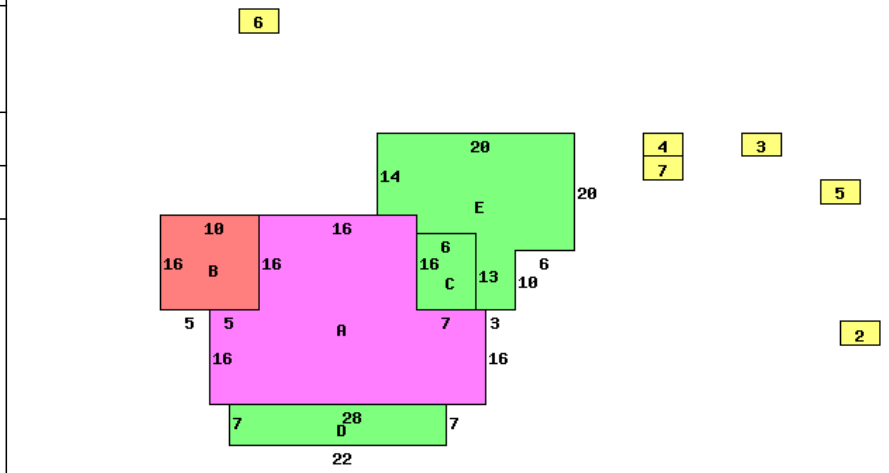
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	1.6670	1.6670	1.6670	1.6670	1.6670			
Land100%	18340	18340	18340	18340		18340	20600	20590
Bldg100%	130090	130090	130090	130090		130090	165740	165750
Totl100%	148430t	148430t	148430t	148430t		148430t	186340t	186340t
Cauv100%								
Tax Value:								
Land 35%	6420	6420	6420	6420		6420	7210	7210
Bldg 35%	45530	45530	45530	45530		45530	58010	58010
Totl 35%	51950t	51950t	51950t	51950t		51950t	65220t	65220t
Hmstd35%	50780	50780	49820	49820		49820	63090	
Owner Oc	36.92	36.86	36.10	36.10	36.10	hmstd 5250 l	44570 b	
Hmstd RB								
Net Tax	1530.94	1550.74	1549.06	1549.06	1549.06			
Sp-Asmnt	22.00	18.00	18.00	18.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		704		a	*MAIN
1	F/C	A		160		b	ADDTN
	EFP	P		78	3120	c	PORCH
	OFP	P		154	4620	d	PORCH
	DK	P		398	5970	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
618	1	2006-10-05	DEAL MICHAEL D & KIMBERL	1WD		51000	11910	39860
522	1	2006-08-30	WELLS FARGO BANK NA	1SH		50000	11910	39860
159	1	2002-04-10	GILLFILLAN JEAN ANN &	1SD	*	0	9460	36460
337	1	1997-08-22	GILLFILLAN JEAN ANN	1QC	*	0	11430	26170
299	1	1995-04-19	LITTLE RITA & GILLFILLAN	CT	*	0	0	23000
734	1	1991-09-13		1UN	*	0	0	45510

Year	Land	Bldg	Total	Net Tax
2022	5110	30900	36010	1233.62
2021	5110	30900	36010	1343.48

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



4732 CR 195 45843

Occupancy 1 Single Family

			*DWELLING COMPUTATIONS Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	864	98480
	Part Upper	FRAME	704	32640
	Subtotal			131120
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X X	Extra Features	13710
Floor/Pine	X X	Total Value	144830
Floor/Carpet	X		
Number of Rooms	4 3	PUB ELECTRIC	
Bedrooms	3	PRIV WATER	
		PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
ELECTRIC			
Plumbing		Neighborhood:	
Standard	1	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	1H F/C		1568		C	OLD/GD	144830	.40		139040
3	Shed	*PP	8X12	96			OLD/FR	0			0
4	Garage		24X40	960		C	2012AV	23040	.35		23960
5	Shed	*PP	8X10	80			OLD/	0			0
6	POND	*.1AC		0			OLD/	0			0
7	P	OFP	6X18	108		C	2020AV	3240	.15		2750

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	.6670				5000	5000	3340	3340

Call Back: Sign: PSN Date: 2015-11-04 Lister: