JACKSON TWP
RIVERDALE SD 00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-230009.0000 RES
D25 2026

sale

2023	PARCHER TIM & JERRI C	2010-03-11
2024	PARCHER TIM & JERRI C	2010-03-11
2025	PARCHER TIM & JERRI C	2010-03-11
2026	PARCHER TIM & JERRI COO	2010-03-11 W PT N 1/2 NW 1/4 S31
	5094 CR 195	1WD 2.064A
		$45,900
	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	2.0640	2.0640	2.0640	2.0640	2.0640			
Land100%	20310	20310	20310	20310		20310	22570	22570
Bldg100%	100430	100430	100430	100430		100430	126830	126840
Totl100%	120740t	120740t	120740t	120740t		120740t	149400t	149410t
Cauv100%								
Tax Value:								
Land 35%	7110	7110	7110	7110		7110	7900	7900
Bldg 35%	35150	35150	35150	35150		35150	44390	44390
Totl 35%	42260t	42260t	42260t	42260t		42260t	52290t	52290t
Hmstd35%	38410	38410	38410	38410		38410	48450	
Owner Oc	27.92	27.88	27.84	27.84	27.84	hmstd 5250 l	33160 b	
Hmstd RB								
Net Tax	1247.50	1263.58	1261.64	1261.64	1261.64			
Sp-Asmnt	22.00	18.00	18.00	18.00				

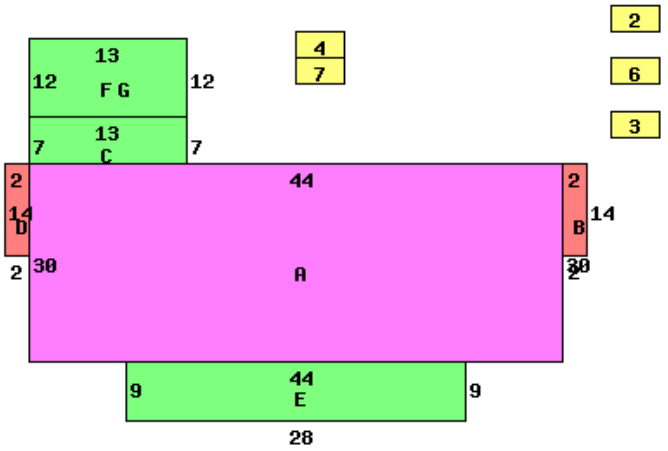
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1QB	F	M		1320		a	*MAIN
1 B	F	A		28		b	ADDTN
	EFP	P		91	3640	c	PORCH
1 B	F	A		28		d	ADDTN
	OFP	P		252	7560	e	PORCH
	CAN	P		156	1250	f	PORCH
	DK	P		156	2340	g	PORCH

MOBILE HOME ACCT: 20-0063 TITLE: 33-00163550 1984 SHOWCASE

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
94	1	2010-03-11	PARCHER TIM & JERRI COOPE	1WD *	45900	13660	92690
90	1	2010-03-11	FANNIE MAE	1QC *	0	13660	92690
545	1	2009-12-03	HUNTINGTON NATIONAL BANK	1SH *	42000	13660	92690
526	1	2005-08-08	SHEPHERD JARED W & MIRAN	1FD	85000	127860	78540

Year	Land	Bldg	Total	Net Tax
2022	5520	24870	30390	1042.68
2021	5520	24870	30390	1135.56

project		ben acres	/ %	factor
500	HARDIN COUNTY LANDFILL XA/2025			



5094 CR 195 45843

Occupancy 1 Single Family

			*DWELLING COMPUTATIONS Sq-Ft	Value
Story Height 1Q				
Floor Level	Main	FRAME	1376	109450
	Qtr Story	FRAME	1320	19710
	Basement		1376	25470
	Subtotal			154630
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	X X	Extra Features	14790
Panelled Wall	X	Total Value	169420
Unfinished Wall	X		
Floor/Pine	X X	PUB ELECTRIC	
Number of Rooms	1 6 3	PRIV WATER	
Bedrooms	3	PRIV SEWER	
		PUB PAVED ST/RD	
Central Heat	A		
FORCED AIR		Neighborhood:	
Plumbing		Code:	2000
Standard	1	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	1TB F		1376		C+	OLD/AV	186360	.55	.10	120760
2	Flat Barn		34X82	2788		D	OLD/FR	26770	.80	.50	2680
3	Garage	*SV 0	20X24	480			OLD/FR	400			400
4	MH/LRE	*	14X66	924			1984FR	0			0
5	M/H Hookup			0			OLD/	3000			3000
6	Shed	*PP	10X14	140			OLD/	0			0
7	P	*MH DK	10X20	200			2014AV	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	1.0640				5000	5000	5320	5320

Call Back: Sign: PSN Date: 2015-11-04 Lister: 20-230009.0000-v082020R