

JACKSON TWP
RIVERDALE SD

00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-240005.0000
D05

AGR
2025

sale

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

2022 FLOWERS DONALD E & BE	2021-04-23
2023 FLOWERS DONALD E & BE	2021-04-23
2024 FLOWERS DONALD E & BE	2021-04-23
2025 FLOWERS DONALD E & BELV S	2021-04-23 N PT SE 1/4 S32 50.00A
	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	50.0000	50.0000	50.0000	50.0000	
Land100%	249510	272630	272630	272630	272640
Bldg100%					0
Totl100%	249510t	272630t	272630t	272630t	272640t
Cauv100%	62540	121630	121630	121630	121630
Tax Value:					
Land 35%	21890	42570	42570	42570	95420
Bldg 35%					0
Totl 35%	21890t	42570t	42570t	42570t	95420t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	767.40	1284.76	1300.94	1298.92	
Cauv Sav	2294.14	1595.02	1615.08	1612.62	
Sp-Asmnt		4.00			

2026 GUCKES ANDREA R & ERIC CR 215 2025-04-11 2WD

4-11-25 looked back on the prior deeds life estate to Dennis FLOWers was not removed.

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
143	2	2025-04-11	GUCKES ANDREA R & ERIC	2WD	238700	272630	0
174	2	2025-04-11	FLOWERS BELVA J	2QC *	0	272630	0
173	2	2021-04-23	FLOWERS DONALD E & BELVA	*	0	249510	0
39	3	2014-01-29	FLOWERS DONALD E & BELVA	3AF *	0	143740	0
46	0	1988-01-22		*	0	0	47200

Year	Land	Bldg	Total	Net Tax
2021	21890	0	21890	836.04
2020	21890	0	21890	838.00

CR 215

PUB PAVED ST/RD

Neighborhood:
Code: 2000
Dwl/Gar/NC% 1.2500

Tab #	S	O	I	L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT	SILT	LOAM 0-	11.9834	6030	72260	2660	31880
C 2	BOB	BLOUNT	SILT	LOAM, 2	.7160	5770	4130	2360	1690
C 12	FUA	FULTON	SILT	LOAM 0-	.6535	5240	3420	1770	1160
C 22	LE	LATTY	SILTY	CLAY	16.2588	6110	99340	2660	43250
C 39	PM	PEWAMO	SILTY	CLAY L	10.5530	6490	68490	3560	37570
W 12	FUA	FULTON	SILT	LOAM 0-	5.3001	1760	9330	230	1220
W 22	LE	LATTY	SILTY	CLAY	3.9511	3920	15490	1220	4820
980	ROAD	ROAD			.5332				
W 1	BOA	BLOUNT	SILT	LOAM 0-	.0509	3610	180	770	40

50 272640 (100%) 121630 CAUV # 298
95420 (35%) 42570

Call Back: Sign: PSN Date: 2015-11-04 Lister: 20-240005.0000-v082020R