

July 21, 2025

JACKSON TWP
RIVERDALE SD

00190

REAL PROPERTY RECORD

09:32 PM

Hardin County, Ohio
Michael T. Bacon, Auditor

20-240013.0000
D06

AGR
2024

sale

2021 FLOWERS DONALD E & BE
2022 FLOWERS DONALD E & BE
2023 FLOWERS DONALD E & BE
2024 FLOWERS DONALD E & BELV
S CR 215

2014-01-29
2021-04-23
2021-04-23
2021-04-23 PT E 1/2 E 1/2 NE 1/4 S32
2AF 27.00A
\$0

Eff Rate:- 41.83 — 38.35 — 33.09 — 33.46 — a/r
Tax Year 2021 2022 2023 2024
Prop Cls 110 110 110 110
Acres 27.0000 27.0000 27.0000 27.0000
Land100% 133170 133170 145570 145570
Bldg100% 0
Totl100% 133170t 133170t 145570t 145570t
Cauv100% 25310 25310 57060 57060
Tax Value:
Land 35% 8860 8860 19970 19970
Bldg 35%
Totl 35% 8860t 8860t 19970t 19970t
Hmstd35%
Owner 0c
Hmstd RB
Net Tax 338.38 310.62 602.70 610.26
Cauv Sav 1441.80 1323.40 934.98 946.78
Sp-Asmnt 4.00

CAMA
110
145560
145560t
57050

2026 GUCKES ANDREA R & ERIC
CR 215

2025-04-11
2WD

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

Sale#	#d	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
143	2	2025-04-11	GUCKES ANDREA R & ERIC	2WD	238700	145570	0
174	2	2025-04-11	FLOWERS BELVA J	20C *	0	145570	0
173	2	2021-04-23	FLOWERS DONALD E & BELVA	2AF *	0	133170	0
39	3	2014-01-29	FLOWERS DONALD E & BELVAJ	1AF *	0	88860	0
46	0	1988-01-22			0	0	29510

Year	Land	Bldg	Total	Net Tax
2020	8860	0	8860	339.18
2019	16170	0	16170	605.46

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-	.0776	6030	470	2660	210
C 12	FUA	FULTON	SILT	LOAM 0-	3.8945	5240	20410	1770	6890
C 13	FUB	FULTON	SILT	LOAM, 2	5.1560	5020	25880	1490	7680
C 22	LE	LATTY	SILTY	CLAY	15.0749	6110	92110	2660	40100
C 57	FVA	FULTON	SICL	0-2 SLO	1.1293	4810	5430	1580	1780
W 22	LE	LATTY	SILTY	CLAY	.3206	3920	1260	1220	390
980	ROAD	ROAD			1.3471				

27 145560 (100%) 57050 CAUV # 0
50950 (35%) 19970

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

20-240013.0000-v082020R