

JACKSON TWP
RIVERDALE SD

00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-240013.0000
D06

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 CR 215	2021-04-23 PT E 1/2 E 1/2 NE 1/4 S32 2AF 27.00A
	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	27.0000	27.0000	27.0000	27.0000	
Land100%	133170	145570	145570	145570	145560
Bldg100%					0
Totl100%	133170t	145570t	145570t	145570t	145560t
Cauv100%	25310	57060	57060	57060	57050
Tax Value:					
Land 35%	8860	19970	19970	19970	50950
Bldg 35%					0
Totl 35%	8860t	19970t	19970t	19970t	50950t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	310.62	602.70	610.26	609.34	
Cauv Sav	1323.40	934.98	946.78	945.30	
Sp-Asmnt		4.00			

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#	#p	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	2QC *	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
2021	8860	0	8860	338.38
2020	8860	0	8860	339.18

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 # 298
50950 (35%) 19970

Call Back: Sign: PSN Date: 2015-11-04 Lister: 20-240013.0000-v082020R