JACKSON TWP
RIVERDALE SD 00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-240013.0000 AGR
D06 2026

sale

2023 FLOWERS DONALD E & BE	2021-04-23	
2024 FLOWERS DONALD E & BE	2021-04-23	
2025 FLOWERS DONALD E & BE	2021-04-23	
2026 FLOWERS DONALD E & BELV	2021-04-23	PT E 1/2 E 1/2 NE 1/4 S32
S CR 215	2AF	27.00A
	$0	

2027 GUCKES ANDREA R & ERIC	2025-04-11	
CR 215	2WD	

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	110	110	110	110	0	110	110	110
Acres	27.0000	27.0000	27.0000	27.0000	27.0000			
Land100%	145570	145570	145570	145570		145570	211060	211070
Bldg100%				0				
Totl100%	145570t	145570t	145570t	145570t		145570t	211060t	211070t
Cauv100%	57060	57060	57060	57060		145570	211060	53330
Tax Value:								
Land 35%	19970	19970	19970	19970		19970	18670	73870
Bldg 35%								0
Totl 35%	19970t	19970t	19970t	19970t		19970t	18670t	73870t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	602.70	610.26	609.34	609.34	609.34			
Cauv Sav	1323.40	934.98	946.78	945.30				
Sp-Asmnt	4.00							

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
2022	8860	0	8860	310.62
2021	8860	0	8860	338.38

CR 215

PUB PAVED ST/RD

Neighborhood:
Code: 2000
Dwl/Gar/NC% 1.6000

Tab #		S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	.0776	8740	680	2550	200
C 12	FUA	FULTON SILT LOAM 0-	3.8945	7600	29600	1650	6430
C 13	FUB	FULTON SILT LOAM, 2	5.1560	7280	37540	1360	7010
C 22	LE	LATTY SILTY CLAY	15.0749	8860	133560	2520	37990
C 57	FVA	FULTON SICL 0-2 SLO	1.1293	6970	7870	1440	1630
W 22	LE	LATTY SILTY CLAY	.3206	5680	1820	230	70
980	ROAD	ROAD	1.3471				
			27		211070	(100%)	53330
					73870	(35%)	18670

CAUV # 298

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