JACKSON TWP
RIVERDALE SD 00190

Hardin County, Ohio
Michael T. Bacon, Auditor

20-260060.0000 RES
K19.03 2026

sale

2023 LAWRENCE KELSIE	2022-01-06	
2024 LAWRENCE KELSIE	2022-01-06	
2025 GARMON MASON L & EMIL	2024-06-21	
2026 GARMON MASON L & EMILY	2024-06-21 FUNKS PT OL 1 1.00A	
2378 N THIRD ST	1SD	
	$109,600	
FOREST OH 45843		

Orig Tax Year 1995

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

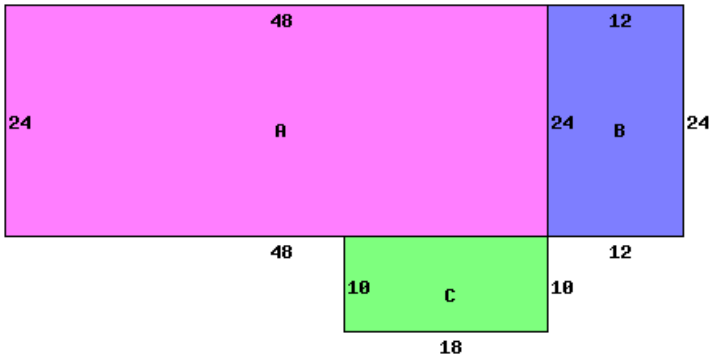
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	1.0000	1.0000	1.0000	1.0000	1.0000			
Land100%	15000	15000	15000	15000		15000	17260	17250
Bldg100%	55740	55740	55740	55740		55740	71370	71360
Totl100%	70740t	70740t	70740t	70740t		70740t	88630t	88610t
Cauv100%								
Tax Value:								
Land 35%	5250	5250	5250	5250		5250	6040	6040
Bldg 35%	19510	19510	19510	19510		19510	24980	24980
Totl 35%	24760t	24760t	24760t	24760t		24760t	31020t	31010t
Hmstd35%				24760		24760	24760	
Owner Oc			17.94	17.94	17.94	hmstd 5250 l 19510 b		
Hmstd RB								
Net Tax	747.26	756.68	737.56	737.56	737.56			
Sp-Asmnt	22.00	18.00	18.00	18.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1152		a	*MAIN
	F	G		288	6910	b	GRAGE
	DK	P		180	2700	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
247	1	2024-06-21	GARMON MASON L & EMILY J	1SD	109600	15000	55740
11	1	2022-01-06	LAWRENCE KELSIE	1WD	65000	12600	47060
492	1	2013-10-10	BMAR HOLDINGS LLC	1SH	12000	10510	28310

Year	Land	Bldg	Total	Net Tax
2022	4410	16470	20880	731.98
2021	4410	16470	20880	797.48

project		ben acres	/ %	factor
500 HARDIN COUNTY LANDFILL	XA/2025			
921 BLANCHARD RIVER MAINT	XA/2023			



2378 N THIRD ST 45843

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1152	102060
	Subtotal			102060
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Plumbing	2100
Floor/Carpet	X	Garages and Carports	6910
Number of Rooms	5	Extra Features	2700
Bedrooms	3	Total Value	113770
Central Heat	A		
FORCED AIR		Neighborhood:	
Plumbing		Code:	2000
Standard	1	Dwl/Gar/NC%	1.6000
Extra 3 Fixture	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		1152		D	1991FR	91020	.30	.30	71360

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250

Call Back: Sign: PSN Date: 2015-11-06 Lister:

20-260060.0000-v082020R