

PLEASANT TWP
RIVERDALE SD

00330

Hardin County, Ohio
Michael T. Bacon, Auditor

35-010006.0000
G25

AGR
2025

sale

Eff Rate:- 38.72 — 33.69 — 36.07 — 36.23 — a/r

2022 BREIDENBACH DAN E & B	1998-12-03
2023 BREIDENBACH DAN E & B	1998-12-03
2024 BREIDENBACH DAN E & B	1998-12-03
2025 BREIDENBACH SPENCER	2024-03-29 PT E 1/2 1 79.00A
17662 TR 74	3WD
FOREST OH 45843	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	79.0000	79.0000	79.0000	79.0000	478750
Land100%	434260	478740	478740	478740	131990
Bldg100%	121660	132000	132000	132000	610740t
Totl100%	555910t	610740t	610740t	610740t	234960
Cauv100%	122170	234970	234970	234970	

2026 BREIDENBACH SPENCER & S	2025-07-17
17662 TR 74	3SD
FOREST OH 45843	

Tax Value:					
Land 35%	42760	82240	82240	82240	167560
Bldg 35%	42580	46200	46200	46200	46200
Totl 35%	85340t	128440t	128440t	128440t	213760t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	3016.14	3941.80	4247.94	4271.94	
Cauv Sav	3860.46	2618.44	2821.82	2837.78	
Sp-Asmnt	205.56	26.00	18.00	18.00	

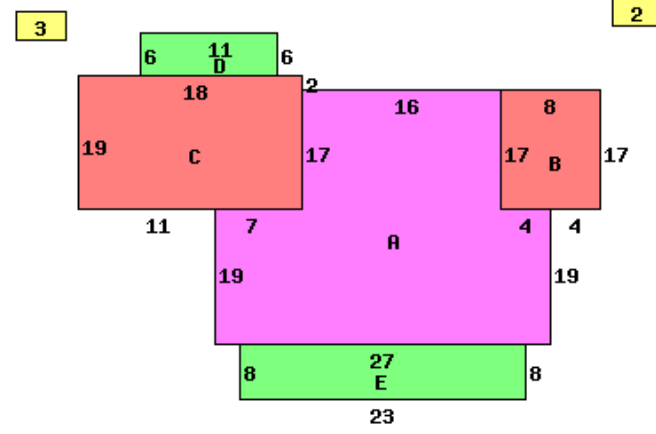
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1HB	F	M		785		b	ADDTN
1	F/C	A		136		c	ADDTN
1	F/C	A		342		d	PORCH
	OFF	P		66	1980	e	PORCH
	OFF	P		184	5520		

#: 11, L/W
350100110000 40.00a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
320	3	2025-07-17	BREIDENBACH SPENCER & SHE	3SD *	0	478740	132000
162	3	2024-03-29	BREIDENBACH SPENCER	3WD *	0	478740	132000
523	7	1998-12-03	BREIDENBACH DAN E & BONN	7QC *	0	95770	53140
713	7	1995-08-02	BREIDENBACH DAN E & BONN	7WD *	0	75800	48310
464	1	1989-06-12		1UN *	0	0	128030
14	0	1987-03-27			0	0	195030

Year	Land	Bldg	Total	Net Tax
2021	42760	42580	85340	3283.80
2020	42760	42580	85340	3291.50

project
500 HARDIN COUNTY LANDFILL XA/2025 ben acres / % factor



17662 TR 74 45843

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1H	Sq-Ft Value
Floor Level	1263 104410
Main	FRAME 785 35540
Part Upper	FRAME 392 7570
Basement	
Subtotal	147520
Metal	Roof GABLE
Plaster/Drywall	X X Extra Features 7500
Unfinished Wall	X Total Value 155020
Floor/Pine	X X
Floor/Carpet	X X
Number of Rooms	1 6 2 PUB ELECTRIC
Bedrooms	3 2 PRIV WATER
Central Heat	A PUB SEWER
FORCED AIR	PUB PAVED ST/RD
Plumbing	Neighborhood:
Standard	1 Code: 3300
	Dwl/Gar/NC% 1.3400

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Cond	Replace	Phy	Fnc	True
1 DWELLING	1HB F	2048	2048		C	OLD/AV	155020	.55	.55		93480
2 Pole Build	1 P	42X72	3024		C	2015AV	36290	.25	.25		27220
3 Pole Build	1 P	42X64	2688		C	1985AV	32260	.65	.65		11290

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	27.4956	6030	165800	2660	73140
C 2	BOB BLOUNT SILT LOAM, 2	1.5131	5770	8730	2360	3570
C 39	PM PEWAMO SILTY CLAY L	33.9140	6490	220100	3560	120730
W 1	BOA BLOUNT SILT LOAM 0-	2.3491	3610	8480	770	1810
W 2	BOB BLOUNT SILT LOAM, 2	.4372	3130	1370	470	210
W 39	PM PEWAMO SILTY CLAY L	10.4791	5370	56270	1670	17500
671	HSITE HOMESITE	1.0000	18000	18000	18000	18000
980	ROAD ROAD	1.8119				

Call Back: Sign: PSN Date: 2015-11-17 Lister: 35-010006.0000-v082020R