PLEASANT TWP
RIVERDALE SD 00330

Hardin County, Ohio
Michael T. Bacon, Auditor

35-010006.0000 AGR
G25 2026

sale

2023	BREIDENBACH DAN E & B	1998-12-03
2024	BREIDENBACH DAN E & B	1998-12-03
2025	BREIDENBACH SPENCER	2024-03-29
2026	BREIDENBACH SPENCER	2024-03-29 PT E 1/2 1 79.00A
	17662 TR 74	3WD
		$0
	FOREST OH 45843	

2027	BREIDENBACH SPENCER & S	2025-07-17
	17662 TR 74	3SD
	FOREST OH 45843	

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	79.0000	79.0000	79.0000	79.0000	79.0000			
Land100%	478740	478740	478740	478740		478740	694110	694100
Bldg100%	132000	132000	132000	132000		132000	157110	157100
Totl100%	610740t	610740t	610740t	610740t		610740t	851230t	851200t
Cauv100%	234970	234970	234970	234970		478740	694110	219630
Tax Value:								
Land 35%	82240	82240	82240	82240		82240	76870	242930
Bldg 35%	46200	46200	46200	46200		46200	54990	54990
Totl 35%	128440t	128440t	128440t	128440t		128440t	131860t	297920t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	3941.80	4247.94	4271.94	4271.94	4271.94			
Cauv Sav	3860.46	2618.44	2821.82	2837.78				
Sp-Asmnt	26.00	18.00	18.00	18.00				

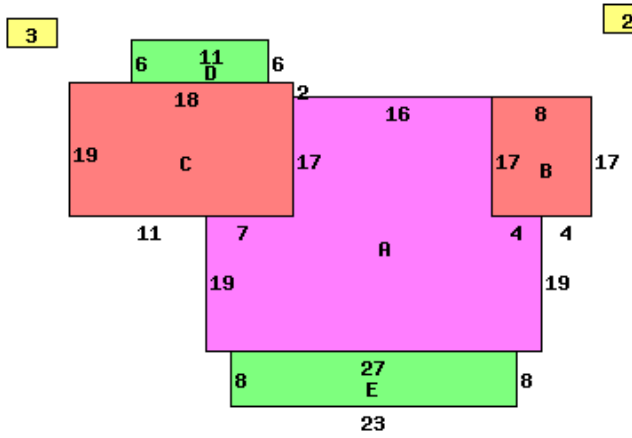
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		785		a	*MAIN
1	F/C	A		136		b	ADDTN
1	F/C	A		342		c	ADDTN
	OFP	P		66	1980	d	PORCH
	OFP	P		184	5520	e	PORCH

#: 11, L/W
3501001100000 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
2022	42760	42580	85340	3016.14
2021	42760	42580	85340	3283.80

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



17662 TR 74 45843

Occupancy 1 Single Family

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1263	104410
	Part Upper	FRAME	785	35540
	Basement		392	7570
	Subtotal			147520
Metal	Roof	GABLE		

*DWELLING COMPUTATIONS

B 1 2 U A

Plaster/Drywall	X X	Extra Features	7500
Unfinished Wall	X	Total Value	155020
Floor/Pine	X X		
Floor/Carpet	X X	PUB ELECTRIC	
Number of Rooms	1 6 2	PRIV WATER	
Bedrooms	3 2	PRIV SEWER	
		PUB PAVED ST/RD	
Central Heat	A		
FORCED AIR		Neighborhood:	
Plumbing		Code:	3300
Standard	1	Dwl/Gar/NC%	1.7000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1HB F		2048		C	OLD/AV	155020	.55		118590
2	Pole Build		42X72	3024		C	2015AV	36290	.25		27220
3	Pole Build	1 P	42X64	2688		C	1985AV	32260	.65		11290

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-	27.4956	8740	240310	2550	70110
C	2	BOB	BLOUNT SILT LOAM, 2	1.5131	8370	12660	2230	3370
C	39	PM	PEWAMO SILTY CLAY L	33.9140	9410	319130	3450	117000
W	1	BOA	BLOUNT SILT LOAM 0-	2.3491	5230	12290	230	540
W	2	BOB	BLOUNT SILT LOAM, 2	.4372	4540	1980	230	100
W	39	PM	PEWAMO SILTY CLAY L	10.4791	7790	81630	230	2410
	671	HSITE	HOMESITE	1.0000	26100	26100	26100	26100
	980	ROAD	ROAD	1.8119				

	79	694100	(100%)	219630
		242940	(35%)	76870

CAUV # 4618

Call Back: Sign: PSN Date: 2015-11-17 Lister:

35-010006.0000-v082020R