

PLEASANT TWP  
RIVERDALE SD

00330

Hardin County, Ohio  
Michael T. Bacon, Auditor

35-010012.0000  
G26

AGR  
2025

sale

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

2022 BREIDENBACH DAN E & B	
2023 BREIDENBACH DAN E & B	
2024 BREIDENBACH DAN E & B	
2025 BREIDENBACH SPENCER	
17336 TR 74	2024-03-29 E PT SW 1/4 1 100.00A
FOREST OH 45843	3WD \$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	100.0000	100.0000	100.0000	100.0000	631380
Land100%	574060	631370	631370	631370	179010
Bldg100%	150770	179000	179000	179000	810390t
Totl100%	724830t	810370t	810370t	810370t	323290
Cauv100%	176490	323290	323290	323290	

2026 BREIDENBACH SPENCER & S	
17336 TR 74	2025-07-17 3SD
FOREST OH 45843	

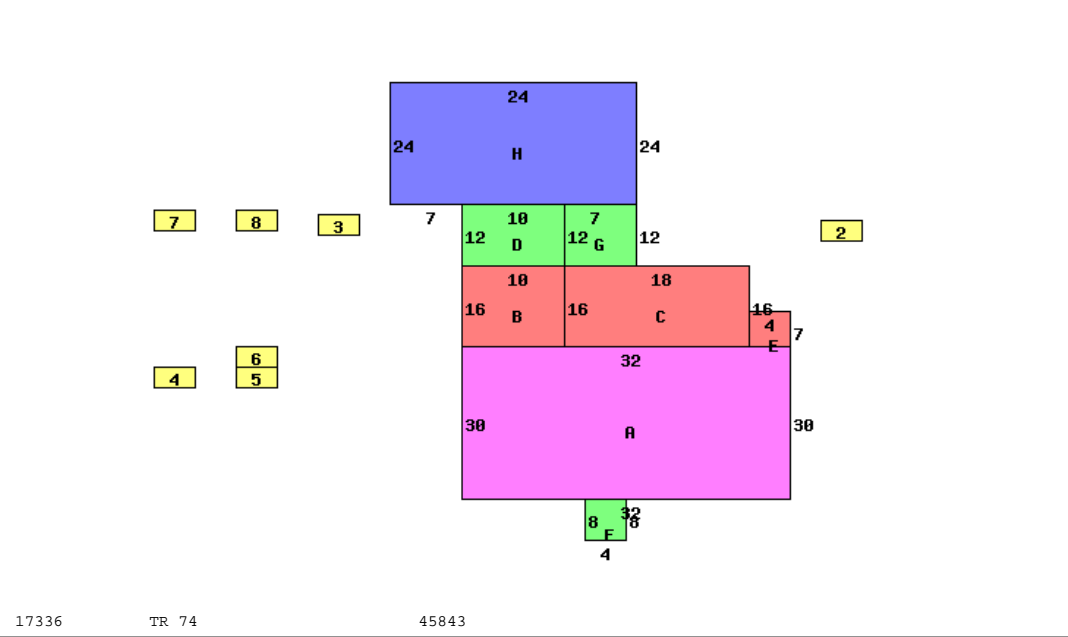
Tax Value:					
Land 35%	61770	113150	113150	113150	220980
Bldg 35%	52770	62650	62650	62650	62650
Totl 35%	114540t	175800t	175800t	175800t	283640t
Hmstd35%	50170	61080			
Owner Oc	42.34	45.86	45.82		
Hmstd RB					
Net Tax	4005.80	5349.40	5768.48	5847.16	
Cauv Sav	4917.92	3309.30	3566.28	3586.46	
Sp-Asmnt	161.41	147.32	143.32	95.60	

SHB+ 1HB	CONS F	TYPE M	FACT 960	SQ-FT 160	VALUE 288	a	*MAIN
1	F/C	A				b	ADDTN
1	F/C	A				c	ADDTN
1	EBW	P	120	4800		d	PORCH
1	F/C	A				e	ADDTN
	STP	P	32	130		f	PORCH
	PAT	P	84	250		g	PORCH
	F	G	576	13820		h	GRAGE

Sale# 320	#p 3	sale date 2025-07-17	To BREIDENBACH SPENCER & S	Type/Invalid? 3SD *	Sale\$ 0	co:land 631370	co:blgd 179000
162	3	2024-03-29	BREIDENBACH SPENCER	3WD *	0	631370	179000

Year 2021	Land 61770	Bldg 52770	Total 114540	Net Tax 4360.68
2020	61770	52770	114540	4370.94

Project	ben acres	/	%	factor
500 HARDIN COUNTY LANDFILL				XA/2025
104 HAYES - TYMOCHTEE				XA/2025
131 BLANCHARD RIVER MAINT				XA/2025
921 BLANCHARD RIVER MAINT				XA/2023
133 BREIDENBACH - BLANCHARD				XA/2025



17336 TR 74 45843

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1H	Sq-Ft Value
Floor Level	1436 113530
Main	FRAME
Part Upper	FRAME
Basement	960 37400
Subtotal	960 17900
Metal	168830
Roof	GABLE
Plaster/Drywall	X X
Unfinished Wall	X
Floor/Pine	X X
Number of Rooms	1 4 2
Bedrooms	1 2
Fireplace	PUB PAVED ST/RD
Openings	1
Stacks	1
Central Heat	A
ELEC-F/A	
Central A/C	A
Plumbing	
Standard	1
Fireplaces	2000
Air Conditioning	4180
Garages and Carports	13820
Extra Features	5820
Total Value	194650
Neighborhood:	
Code:	3300
Dwl/Gar/NC%	1.3400

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1HB F	2396		C	1920GD	.40		156500
2 Pole Barn		40X62 2480		C	2008AV	.45		16370
3 Crib/Grana	FSWD	40X48 1920		D	OLD/GD	.60		6140
4 Grain Bin	*PP	24X18 432		C	1985AV	0		0
5 Grain Bin	*PP	24X20 480		C	1972AV	0		0
6 Grain Bin	*PP 0	24X20 480		C	1972AV	0		0
7 Grain Bin	*PP	30X24 720		C	2014AV	0		0
8 Grain Bin	*PP	30X24 720		C	2014AV	0		0
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv		
C 1	BOA BLOUNT SILT LOAM 0-	41.4339	6030	249850	2660	110210		
C 2	BOB BLOUNT SILT LOAM, 2	5.3786	5770	31030	2360	12690		
C 39	PM PEWAMO SILTY CLAY L	51.2332	6490	332500	3560	182390		
671	HSITE HOMESITE	1.0000	18000	18000	18000	18000		
980	ROAD ROAD	.9543						

100	631380	(100%)	323290	CAUV # 4618
	220980	( 35%)	113150	

Call Back:

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

35-010012.0000-v082020R