PLEASANT TWP
RIVERDALE SD 00330

Hardin County, Ohio
Michael T. Bacon, Auditor

35-010012.0000 AGR
G26 2026

sale

2023	BREIDENBACH DAN E & B		
2024	BREIDENBACH DAN E & B		
2025	BREIDENBACH SPENCER	2024-03-29	
2026	BREIDENBACH SPENCER	2024-03-29 E PT SW 1/4 1	100.00A
	17336 TR 74	3WD	
		$0	
	FOREST OH 45843		

2027	BREIDENBACH SPENCER & S	2025-07-17	
	17336 TR 74	3SD	
	FOREST OH 45843		

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

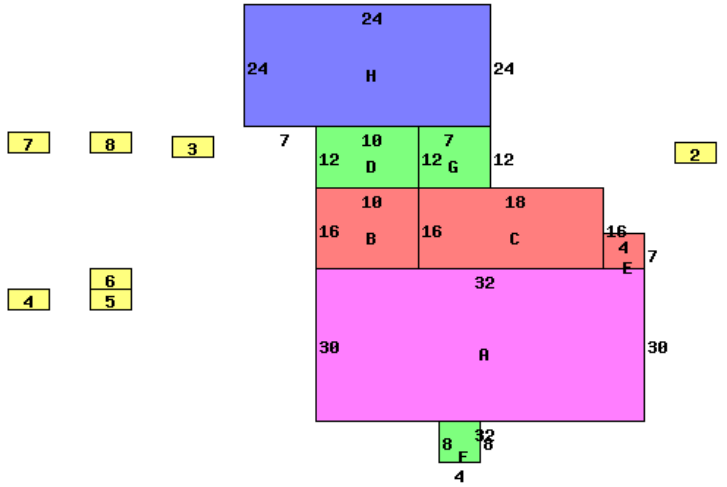
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	100.0000	100.0000	100.0000	100.0000	100.0000			
Land100%	631370	631370	631370	631370		631370	915340	915350
Bldg100%	179000	179000	179000	179000		179000	221060	221050
Totl100%	810370t	810370t	810370t	810370t		810370t	1136400t	1136400t
Cauv100%	323290	323290	323290	323290		631370	915340	320510
Tax Value:								
Land 35%	113150	113150	113150	113150		113150	112180	320370
Bldg 35%	62650	62650	62650	62650		62650	77370	77370
Totl 35%	175800t	175800t	175800t	175800t		175800t	189550t	397740t
Hmstd35%	61080							
Owner Oc	45.86	45.82						
Hmstd RB								
Net Tax	5349.40	5768.48	5847.16	5847.16	5847.16			
Cauv Sav	4917.92	3309.30	3566.28	3586.46				
Sp-Asmnt	147.32	143.32	95.60	95.60				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		960		a	*MAIN
1	F/C	A		160		b	ADDTN
1	F/C	A		288		c	ADDTN
	EBW	P		120	4800	d	PORCH
1	F/C	A		28		e	ADDTN
	STP	P		32	130	f	PORCH
	PAT	P		84	250	g	PORCH
	F	G		576	13820	h	GRAGE

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

Year	Land	Bldg	Total	Net Tax
2022	61770	52770	114540	4005.80
2021	61770	52770	114540	4360.68

p r o j e c t			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

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1436	113530
	Part Upper	FRAME	960	37400
	Basement		960	17900
	Subtotal			168830
Metal	Roof	GABLE		

	B 1 2 U A		
Plaster/Drywall	X X	Fireplaces	2000
Unfinished Wall	X	Air Conditioning	4180
Floor/Pine	X X	Garages and Carports	13820
Number of Rooms	1 4 2	Extra Features	5820
Bedrooms	1 2	Total Value	194650
Fireplace		PUB PAVED ST/RD	
Openings	1		
Stacks	1	Neighborhood:	
Central Heat	A	Code:	3300
ELEC-F/A		Dwl/Gar/NC%	1.7000
Central A/C	A		
Plumbing			
Standard	1		

	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		2396		C	1920GD	194650	.40		198540
2	Pole Barn		40X62	2480		C	2008AV	29760	.45		16370
3	Crib/Grana	FSWD	40X48	1920		D	OLD/GD	15360	.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	8740	362130	2550	105660
C 2	BOB	BLOUNT SILT LOAM, 2	5.3786	8370	45020	2230	11990
C 39	PM	PEWAMO SILTY CLAY L	51.2332	9410	482100	3450	176760
671	HSITE	HOMESITE	1.0000	26100	26100	26100	26100
980	ROAD	ROAD	.9543				

	100	915350	(100%)	320510	CAUV # 4618
		320370	(35%)	112180	

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

35-010012.0000-v082020R