PLEASANT TWP
RIVERDALE SD 00330

Hardin County, Ohio
Michael T. Bacon, Auditor

35-010023.0000 RES
G19 2026

sale

2023 KIPER DAVID A & JEANE	1992-09-08	
2024 KIPER DAVID A & JEANE	1992-09-08	
2025 KIPER DAVID A & JEANE	1992-09-08	
2026 KIPER DAVID A & JEANETT	1992-09-08 NE COR NE1/4 NW1/4 S1	
17390 TR 70	1WD 5.00A	
	$50,000	
FOREST OH 45843		

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

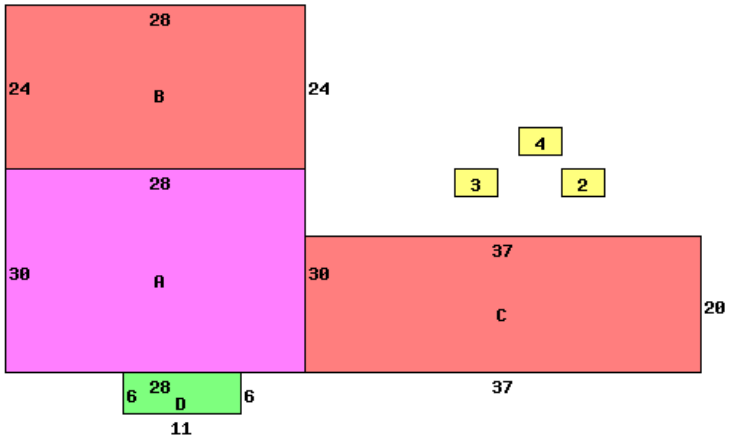
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	5.0000	5.0000	5.0000	5.0000	5.0000			
Land100%	34000	34000	34000	34000		34000	36710	36700
Bldg100%	111400	111400	111400	111400		111400	141110	141110
Totl100%	145400t	145400t	145400t	145400t		145400t	177830t	177810t
Cauv100%								
Tax Value:								
Land 35%	11900	11900	11900	11900		11900	12850	12850
Bldg 35%	38990	38990	38990	38990		38990	49390	49390
Totl 35%	50890t	50890t	50890t	50890t		50890t	62240t	62230t
Hmstd35%	45010	45010	45010	45010		45010	56360	
Owner Oc	33.80	33.76	33.40	33.40	33.40	hmstd 6300 l	38710 b	
Hmstd RB			330.08		330.08			
Net Tax	1528.00	1649.34	1329.14	1659.22	1329.14			
Sp-Asmnt	22.00	18.00	18.00	18.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		840		a	*MAIN
1	F/C	A		672		b	ADDTN
1	F	A		740		c	ADDTN
	OFP	P		66	1980	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
837	1	1992-09-08		1WD	50000	0	41230

Year	Land	Bldg	Total	Net Tax
2022	7770	31130	38900	1345.06
2021	7770	31130	38900	1464.00

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



17390 TR 70 45843

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	2252	150190
	Part Upper	FRAME	840	36790
	Subtotal			186980
Shingle	Roof	GABLE		

B 1 2 U A

Panelled Wall	X		Plumbing	2100
Fiberboard Wall	X X		Extra Features	1980
Floor/Carpet	X X		Total Value	191060
Floor/Tile-Lino	X			
Number of Rooms	6 2		PUB ELECTRIC	
Bedrooms	2 2		PRIV WATER	
			PRIV SEWER	
Central Heat	A		PUB PAVED ST/RD	
FORCED AIR				
Plumbing			Neighborhood:	
Standard	1		Code:	3300
Extra 3 Fixture	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	1H F/C		3092		C-	1920GD	171950	.40	.20	140310
2	Shed	*SV CRIB	18X26	468			OLD/FR	400			400
3	Shed	*SV GRAN	18X20	360			OLD/FR	400			400
4	Shed	*NV	10X12	120			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	4.0000				5000	4000	16000	16000

Call Back: Sign: PSN Date: 2015-11-17 Lister: 35-010023.0000-v082020R