PLEASANT TWP
RIVERDALE SD 00330

Hardin County, Ohio
Michael T. Bacon, Auditor

35-010024.0000 RES
G13 2025

sale

2022 WEAVER MARVIN	2009-01-07
2023 WEAVER MARVIN	2009-01-07
2024 WEAVER MARVIN	2009-01-07
2025 WEAVER MARVIN	2009-01-07 PT SE4 NE4 S1 6.542A
17887 TR 74	1WD
	$42,500
FOREST OH 45843	

Orig Tax Year 1996
Parent: 35-010008.0000

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

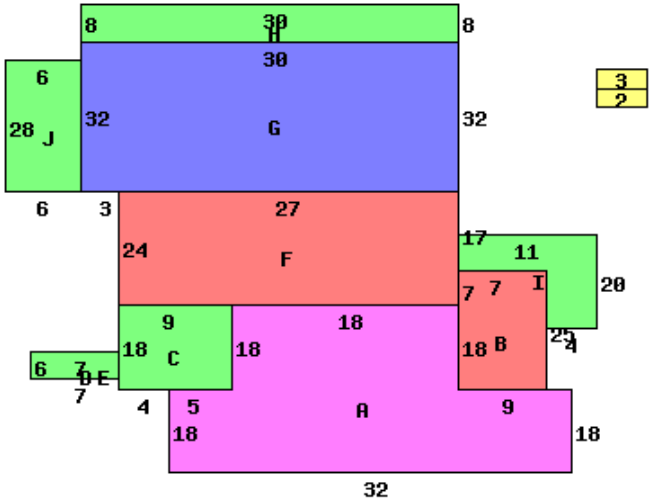
	2022	2023	2024	2025		CAMA
Tax Year	2022	2023	2024	2025		CAMA
Prop Cls	511	511	511	511		511
Acres	6.5420	6.5420	6.5420	6.5420		
Land100%	24630	38060	38060	38060		38060
Bldg100%	154030	191310	191310	191310		191310
Totl100%	178660t	229370t	229370t	229370t		229370t
Cauv100%						
Tax Value:						
Land 35%	8620	13320	13320	13320		13320
Bldg 35%	53910	66960	66960	66960		66960
Totl 35%	62530t	80280t	80280t	80280t		80280t
Hmstd35%	54240	67870	67870	67870		
Owner Oc	45.76	50.96	50.90	50.36	hmstd 6300 l 61570 b	
Hmstd RB						
Net Tax	2164.20	2412.82	2604.24	2619.78		
Sp-Asmnt	18.00	22.00	18.00	18.00		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1TB	F	M		900		a	*MAIN
1 B	F	A		175		b	ADDTN
	EFP	P		162	6480	c	PORCH
	CAN	P		42	340	d	PORCH
	STP	P		42	170	e	PORCH
1	F	A		648		f	ADDTN
	F	G		960	23040	g	GRAGE
	CAN	P		240	1920	h	PORCH
	DK	P		136	2040	i	PORCH
	CAN	P		168	1340	j	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
3	1	2009-01-07	WEAVER MARVIN	1WD *	42500	22510	57140
367	1	2008-07-21	FEDERAL NATIONAL MORTGAG	1DD *	60000	21910	54630
230	1	2005-04-13	ADAMS GERALD R & CARRIE	1WD	96500	20030	46230
210	1	2002-04-29	ANTHONY JEFFREY & ANDREA	1SD	90700	19030	40540
113	1	1995-02-14	HAYES GREGORY B	1WD	36600	0	0

Year	Land	Bldg	Total	Net Tax
2021	8620	53910	62530	2355.60
2020	8620	53910	62530	2361.16

p r o j e c t		ben acres	/ %	factor
500 HARDIN COUNTY LANDFILL	XA/2025			



17887 TR 74 45843

Occupancy 1 Single Family

Story Height 1T

Floor Level			Sq-Ft	Value
	Main	FRAME	1723	127300
	Part Upper	FRAME	900	45410
	Basement		450	8650
	Subtotal			181360
Shingle	Roof	GABLE		

*DWELLING COMPUTATIONS

	B 1	2 U	A
Plaster/Drywall	X	X	
Unfinished Wall	X		
Floor/Hardwood		X	
Floor/Pine			X
Floor/Carpet		X	X
Number of Rooms	7	2	
Bedrooms	2	2	
Central Heat		A	
ELECTRIC			
Plumbing			
Standard	1		
Extra 3 Fixture	1		

Plumbing	2100
Garages and Carports	23040
Extra Features	12290
Total Value	218790
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Neighborhood:	
Code:	3300
Dwl/Gar/NC%	1.3400

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1TB F		2623		C	OLD/GD	218790	.40		175910
2	Pole Build		30X54	1620		C	2015AV	19440	.25		14580
3	Lean-To		8X16	128		C	2017AV	1020	.20		820

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				18000	18000	18000	18000
small acreage	5.5420				5000	3620	20060	20060

Call Back: Sign: PSN Date: 2017-05-01 Lister: 35-010024.0000-v082020R