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

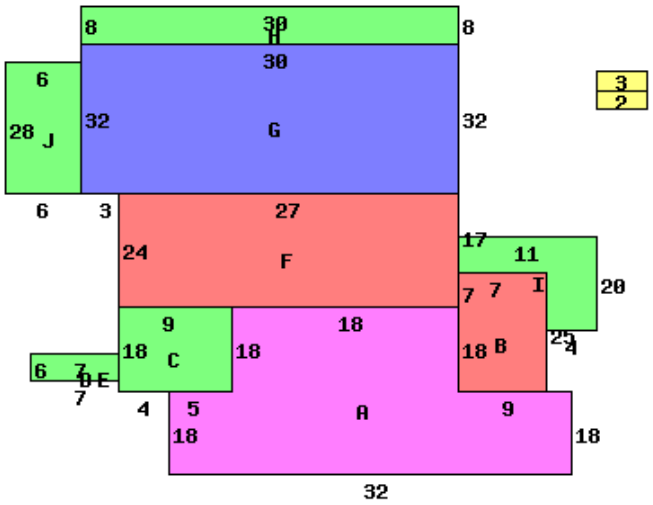
	2022	2023	2024	2025	
Tax Year					CAMA
Prop Cls	511	511	511	511	511
Acres	6.5420	6.5420	6.5420	6.5420	
Land100%	24630	38060	38060	38060	38060
Bldg100%	154030	191310	191310	191310	191310
Totl100%	178660t	229370t	229370t	229370t	229370t
Cauv100%					
Tax Value:					
Land 35%	8620	13320	13320	13320	13320
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

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



17887 TR 74 45843

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1T				
Floor Level	Main	FRAME	1723	127300
	Part Upper	FRAME	900	45410
	Basement		450	8650
	Subtotal			181360
Shingle	Roof	GABLE		

	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