PLEASANT TWP
RIVERDALE SD 00330

Hardin County, Ohio
Michael T. Bacon, Auditor

35-020005.0000 AGR
G07 2026

## sale

| | | |
|---|---|---|
| 2023 | RAGER BROS LLC | 2016-04-01 |
| 2024 | RAGER BROS LLC | 2016-04-01 |
| 2025 | RAGER BROS LLC | 2016-04-01 |
| 2026 | RAGER BROS LLC | 2016-04-01 PT E 1/2 NE 1/4 2 71.18A |
| | 6345 SR 53 | 3QC |
| | | $0 |
| | FOREST OH 45843 | |

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

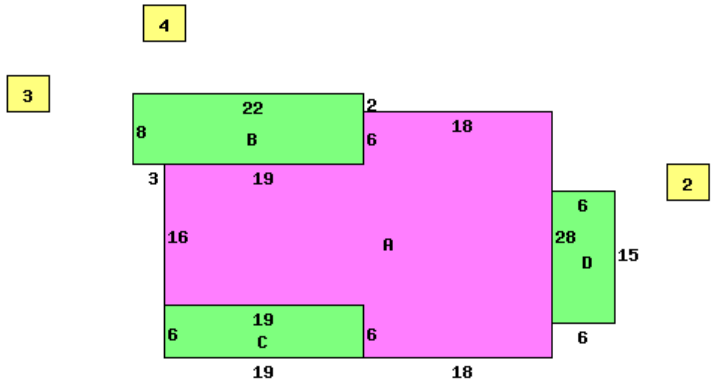
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
|---|---|---|---|---|---|---|---|---|
| Prop Cls | 111 | 111 | 111 | 111 | 0 | 111 | 111 | 111 |
| Acres | 71.1800 | 71.1800 | 71.1800 | 71.1800 | 71.1800 | | | |
| Land100% | 456170 | 456170 | 456170 | 456170 | | 456170 | 661310 | 661320 |
| Bldg100% | 95230 | 95230 | 95230 | 95230 | | 95230 | 120600 | 120610 |
| Totl100% | 551400t | 551400t | 551400t | 551400t | | 551400t | 781910t | 781930t |
| Cauv100% | 241830 | 241830 | 241830 | 241830 | | 456170 | 661310 | 247450 |
| Tax Value: | | | | | | | | |
| Land 35% | 84640 | 84640 | 84640 | 84640 | | 84640 | 86610 | 231460 |
| Bldg 35% | 33330 | 33330 | 33330 | 33330 | | 33330 | 42210 | 42210 |
| Totl 35% | 117970t | 117970t | 117970t | 117970t | | 117970t | 128820t | 273680t |
| Hmstd35% | | | | | | | | |
| Owner Oc | | | | | | | | |
| Hmstd RB | | | | | | | | |
| Net Tax | 3620.48 | 3901.66 | 3923.72 | 3923.72 | 3923.72 | | | |
| Cauv Sav | 3409.14 | 2302.34 | 2481.16 | 2495.18 | | | | |
| Sp-Asmnt | 22.00 | 18.00 | 23.59 | 23.59 | | | | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 2 B | F | M | | 808 | | a | *MAIN |
| | EFP | P | | 176 | 7040 | b | PORCH |
| | OFP | P | | 114 | 3420 | c | PORCH |
| | OFP | P | | 90 | 2700 | d | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|
| 138 | 3 | 2016-04-01 | RAGER BROS LLC | 3QC * | 0 | 296230 | 44260 |
| 503 | 4 | 2013-11-05 | RAGER BRET ALLEN ETAL | 4AF * | 0 | 240540 | 46630 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 46960 | 23080 | 70040 | 2475.40 |
| 2021 | 46960 | 23080 | 70040 | 2695.06 |

| project | | | ben acres | / % | factor |
|---|---|---|---|---|---|
| 921 | BLANCHARD RIVER MAINT | XA/2023 | | | |
| 500 | HARDIN COUNTY LANDFILL | XA/2025 | | | |
| 235 | KELLOGG #983 - BLANCHARD | XA/2025 | | | |




6345 SR 53 45843

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 2 | | | | |
| Floor Level | Main | FRAME | 808 | 95730 |
| | Full Upper | FRAME | 808 | 57350 |
| | Basement | | 404 | 7770 |
| | Subtotal | | | 160850 |
| Shingle | Roof | GABLE | | |

B 1 2 U A

| | | | |
|---|---|---|---|
| Plaster/Drywall | X X | Extra Features | 13160 |
| Unfinished Wall | X | Total Value | 174010 |
| Floor/Pine | X X | | |
| Number of Rooms | 1 5 2 | PUB ELECTRIC | |
| Bedrooms | 1 2 | PRIV WATER | |
| | | PRIV SEWER | |
| Central Heat | A | PUB PAVED ST/RD | |
| FORCED AIR | | | |
| Plumbing | | Neighborhood: | |
| Standard | 1 | Code: | 3300 |
| | | 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 | 2 B F | | 1616 | | C- | OLD/AV | 156610 | .55 | | 119810 |
| 2 | Shed | *SV CB 0 | 24X60 | 1440 | | | 1945FR | 800 | | | 800 |
| 3 | POND | *.67A | | 0 | | | OLD/ | 0 | | | 0 |
| 4 | Shed | *PP | 8X10 | 80 | | | OLD/ | 0 | | | 0 |

| Tab | # | S O I L | | Acres | Mkt/Ac | Market | Au/Ac | Cauv |
|---|---|---|---|---|---|---|---|---|
| C | 1 | BOA | BLOUNT SILT LOAM 0- | 32.5529 | 8740 | 284510 | 2550 | 83010 |
| C | 39 | PM | PEWAMO SILTY CLAY L | 32.3416 | 9410 | 304330 | 3450 | 111580 |
| W | 1 | BOA | BLOUNT SILT LOAM 0- | .7226 | 5230 | 3780 | 230 | 170 |
| W | 39 | PM | PEWAMO SILTY CLAY L | 2.1181 | 7790 | 16500 | 230 | 490 |
| | 671 | HSITE | HOMESITE | 2.0000 | 26100 | 52200 | 26100 | 52200 |
| | 980 | ROAD | ROAD | 1.4448 | | | | |
| | | | | 71.18 | | 661320 | (100%) | 247450 |
| | | | | | | 231460 | ( 35%) | 86610 |

CAUV # 4045

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

35-020005.0000-v082020R