

PLEASANT TWP
RIVERDALE SD

00330

Hardin County, Ohio
Michael T. Bacon, Auditor

35-020005.0000
G07

AGR
2025

sale

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

2022 RAGER BROS LLC	2016-04-01	
2023 RAGER BROS LLC	2016-04-01	
2024 RAGER BROS LLC	2016-04-01	
2025 RAGER BROS LLC	2016-04-01	PT E 1/2 NE 1/4 2 71.18A
6345 SR 53	3QC	
FOREST OH 45843	\$0	

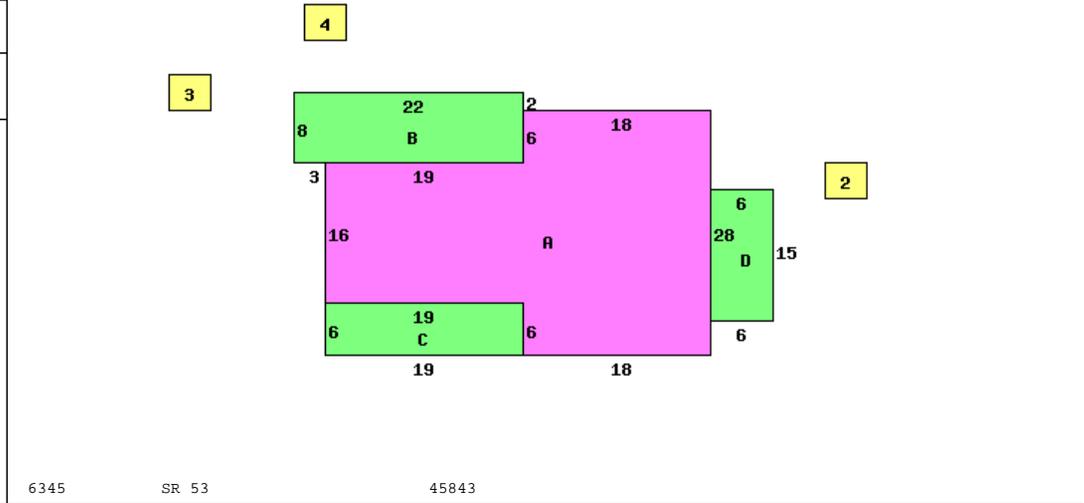
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	71.1800	71.1800	71.1800	71.1800	
Land100%	409770	456170	456170	456170	456170
Bldg100%	65940	95230	95230	95230	95240
Totl100%	475710t	551400t	551400t	551400t	551410t
Cauv100%	134170	241830	241830	241830	241830
Tax Value:					
Land 35%	46960	84640	84640	84640	159660
Bldg 35%	23080	33330	33330	33330	33330
Totl 35%	70040t	117970t	117970t	117970t	192990t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2475.40	3620.48	3901.66	3923.72	
Cauv Sav	3409.14	2302.34	2481.16	2495.18	
Sp-Asmnt	18.00	22.00	18.00	23.59	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		808		a	*MAIN
	EFFP	P		176	7040	b	PORCH
	OFFP	P		114	3420	c	PORCH
	OFFP	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
2021	46960	23080	70040	2695.06
2020	46960	23080	70040	2701.38

p r o j e c t		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
Story Height 2		Sq-Ft Value
Floor Level	Main	FRAME 808 95730
	Full Upper	FRAME 808 57350
	Basement	404 7770
	Subtotal	160850
Shingle	Roof	GABLE
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% 1.3400

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B F		1616		C-	OLD/AV	156610	.55	Dpr	94440
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	6030	196290	2660	86590			
C 39	PM PEWAMO SILTY CLAY L		32.3416	6490	209900	3560	115140			
W 1	BOA BLOUNT SILT LOAM 0-		.7226	3610	2610	770	560			
W 39	PM PEWAMO SILTY CLAY L		2.1181	5370	11370	1670	3540			
671	HSITE HOMESITE		2.0000	18000	36000	18000	36000			
980	ROAD ROAD		1.4448							
			71.18		456170	(100%)	241830		CAUV #	4045
					159660	(35%)	84640			

Call Back:

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

35-020005.0000-v082020R