PLEASANT TWP
RIVERDALE SD 00330

Hardin County, Ohio
Michael T. Bacon, Auditor

35-020014.0000 RES
G35 2026

sale

2023 BREIDENBACH TRAVIS L	1997-11-14	
2024 BREIDENBACH TRAVIS L	1997-11-14	
2025 BREIDENBACH TRAVIS L	1997-11-14	
2026 BREIDENBACH TRAVIS L &	1997-11-14 PT S 1/2 SE 1/4 2 1.15A	
6747 SR 53	1WD	
	$90,000	
FOREST OH 45843		

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

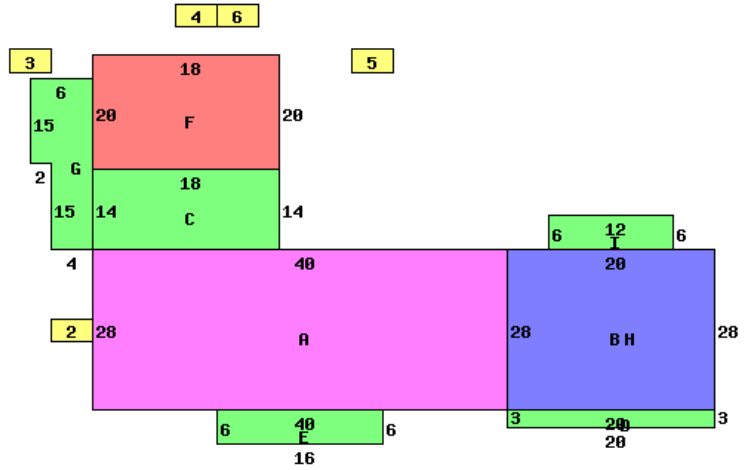
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	1.1500	1.1500	1.1500	1.1500	1.1500			
Land100%	18740	18740	18740	18740		18740	21460	21450
Bldg100%	168660	168660	168660	168660		168660	207600	207590
Totl100%	187400t	187400t	187400t	187400t		187400t	229060t	229040t
Cauv100%								
Tax Value:								
Land 35%	6560	6560	6560	6560		6560	7510	7510
Bldg 35%	59030	59030	59030	59030		59030	72660	72660
Totl 35%	65590t	65590t	65590t	65590t		65590t	80170t	80160t
Hmstd35%	57690	57690	56740	56740		56740	71310	
Owner Oc	43.32	43.26	42.10	42.10	42.10	hmstd 6300 l	50440 b	
Hmstd RB								
Net Tax	1969.62	2126.02	2139.44	2139.44	2139.44			
Sp-Asmnt	28.00	24.00	27.00	27.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1120		a	*MAIN
	BAS2	G		560	1300	b	GRAGE
	EFP	P		252	10080	c	PORCH
	OH	P		60	2280	d	PORCH
	OFP	P		96	2880	e	PORCH
1	F	A		360		f	ADDTN
	OFP	P		150	4500	g	PORCH
1	F	A		560		h	ADDTN
	DK	P		72	1080	i	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
692	1	1997-11-14	BREIDENBACH TRAVIS L &	1WD	90000	6890	66510

Year	Land	Bldg	Total	Net Tax
2022	4570	44080	48650	1684.22
2021	4570	44080	48650	1833.16

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



6747 SR 53 45843

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	2040	139540
	Basement		560	10660
	Subtotal			150200
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X			
Unfinished Wall	X				
Floor/Pine		X			
Floor/Carpet		X			
Number of Rooms		1	5	3	
Bedrooms			2	3	
Central Heat			X		
ELECTRIC					
Central A/C			A		
Plumbing					
Standard		1			
Extra 3 Fixture		1			
Extra 2 Fixture		1			

Air Conditioning	3610
Plumbing	3500
Garages and Carports	1300
Extra Features	20820
Total Value	179430
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Neighborhood:	
Code:	3300
Dwl/Gar/NC%	1.7000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Blt/Renov Grade	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		2040		C	OLD/GD	179430	.40		183020
2	Shed	1 F 0	30X40	1200		C	1987AV	14400	.65		5040
3	Pole Barn		40X70	2800		C	2006AV	33600	.50		16800
4	Pool	*PP		0			OLD/	0			0
5	Shed	*PP	6X8	48			OLD/	0			0
6	P	DK		260		C	2013AV	3900	.30		2730

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	.1500				5000	5000	750	750

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

35-020014.0000-v082020R