PLEASANT TWP
RIVERDALE SD 00330

Hardin County, Ohio
Michael T. Bacon, Auditor

35-111001.0000 RES
M15 2026

sale

2023	MCLANE JEFFREY D	1996-04-15
2024	MCLANE JEFFREY D	1996-04-15
2025	MCLANE JEFFREY D	1996-04-15
2026	MCLANE JEFFREY D	1996-04-15 PT NW 1/4 GRANT 11 .50A
	16229 ELEVATOR RD	1SD
		$26,250
	FOREST OH 45843	

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

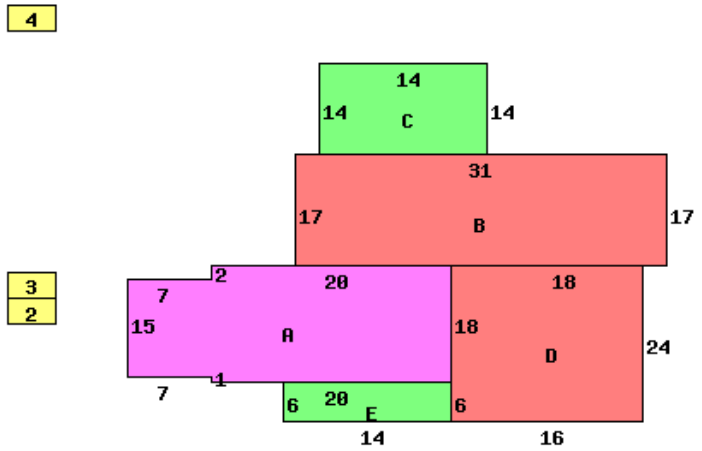
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	.5000	.5000	.5000	.5000	.5000			
Land100%	12770	12770	12770	12770		12770	14710	14700
Bldg100%	39600	39600	39600	39600		39600	49910	49920
Totl100%	52370t	52370t	52370t	52370t		52370t	64630t	64620t
Cauv100%								
Tax Value:								
Land 35%	4470	4470	4470	4470		4470	5150	5150
Bldg 35%	13860	13860	13860	13860		13860	17470	17470
Totl 35%	18330t	18330t	18330t	18330t		18330t	22620t	22620t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	562.54	606.24	609.66	609.66	609.66			
Sp-Asmnt	28.00	24.00	27.00	27.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		465		a	*MAIN
1	F/C	A		527		b	ADDTN
	DK	P		196	2940	c	PORCH
1T	F/C	A		384		d	ADDTN
	EFP	P		84	3360	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
207	1	1996-04-15	MCLANE JEFFREY D	1SD		26250	3910	1510
539	1	1994-06-22	HALL LISA L	1WD		38000	0	5430
482	1	1993-06-04	GOSSARD CORSIE	1WD	*	4050	0	16400

Year	Land	Bldg	Total	Net Tax
2022	3130	20590	23720	838.32
2021	3130	20590	23720	912.72

project		ben	acres	/ %	factor
131	BLANCHARD RIVER MAINT	XA/2025			
235	KELLOGG #983 - BLANCHARD	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			
921	BLANCHARD RIVER MAINT	XA/2023			
306	BLOOM #1043 - BLANCHARD	XA/2025			



16229 ELEVATOR RD 45843

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1T				
Floor Level	Main	FRAME	1376	109450
	Part Upper	FRAME	384	26070
	Subtotal			135520
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	X	Air Conditioning	3100
Floor/Pine	X	X	Plumbing	2100
Floor/Carpet	X		Extra Features	6300
Number of Rooms	4	3	Total Value	147020
Bedrooms		3		
			PUB ELECTRIC	
Central Heat	A		PRIV WATER	
FORCED AIR			PRIV SEWER	
Central A/C	A		PUB PAVED ST/RD	
Plumbing				
Standard	1		Neighborhood:	
Extra 3 Fixture	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	1 F/C		1760		C-	1930PR	132320	.75	.35	36550
2	Garage	F	25X30	750		C	1998FR	18000	.60		12240
3	Shed	*SV	10X10	100		D	OLD/AV	300			300
4	Shed		12X16	192		D	2000AV	1840	.55		830

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	.5000				20700	20700	14700	14700

Call Back: Sign: PSN Date: 2015-08-13 Lister: 35-111001.0000-v082020R