PLEASANT TWP
RIVERDALE SD 00330

Hardin County, Ohio
Michael T. Bacon, Auditor

35-111004.0000 RES
M18 2026

sale

2023	COATS TERRY L & PAMEL	
2024	COATS TERRY L & PAMEL	
2025	HANEY DENNIS	2024-11-01
2026	HANEY DENNIS	2024-11-01 PT NW 1/4 GRANT 11
	16311 ELEVATOR (TR 82) RD	1WD 2.819A
		$215,000
	FOREST OH 45843	

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

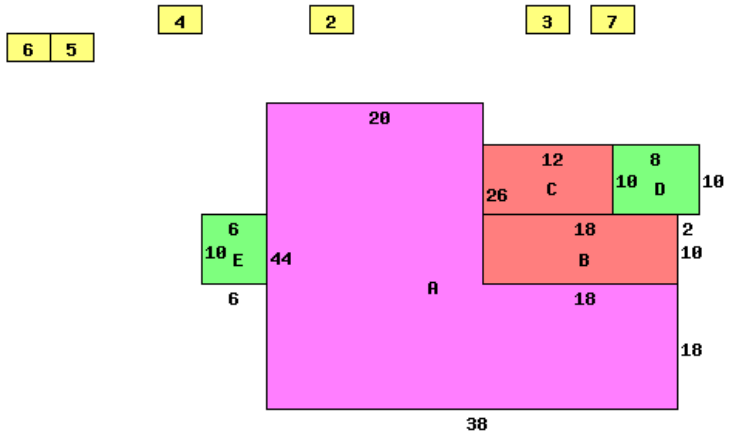
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	2.8100	2.8100	2.8190	2.8190	2.8190			
Land100%	27060	27060	27110	27110		27110	29800	29800
Bldg100%	135630	135630	135630	135630		135630	171570	171560
Totl100%	162690t	162690t	162740t	162740t		162740t	201370t	201360t
Cauv100%								
Tax Value:								
Land 35%	9470	9470	9490	9490		9490	10430	10430
Bldg 35%	47470	47470	47470	47470		47470	60050	60050
Totl 35%	56940t	56940t	56960t	56960t		56960t	70480t	70480t
Hmstd35%	53380	53110	53110	53110		53110	66630	
Owner Oc	40.08	40.04	39.40	39.40	39.40	hmstd 6300 l	46810 b	
Hmstd RB								
Net Tax	1707.40	1843.16	1855.10	1855.10	1855.10			
Sp-Asmnt	28.00	24.00	27.00	27.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	B	M		1204		a	*MAIN
1	B/C	A		180		b	ADDTN
1	F/C	A		120		c	ADDTN
	STP	P		80	320	d	PORCH
	STP	P		60	240	e	PORCH

Sale#	#p	sale date	To		Type/Invalid?	Sale$	co:land	co:bldg
483	1	2024-11-01	HANEY DENNIS		1WD	215000	27060	135630

Year	Land	Bldg	Total	Net Tax
2022	6310	36340	42650	1473.34
2021	6310	36340	42650	1603.60

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			



16311 ELEVATOR RD (TR 82) 45843

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	BRICK	1504	128660
	Full Upper	BRICK	1204	67940
	Basement		903	16860
	Subtotal			213460
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	X	X	
Panelled Wall	X		
Unfinished Wall	X		
Floor/Pine		X	X
Number of Rooms	1	4	4
Bedrooms		1	2
Plumbing			
Standard	1		
Extra 2 Fixture	1		

Heating	-3230
Plumbing	1400
Extra Features	560
Total Value	212190
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	2 B B		2708		C	OLD/AV	212190	.55		162330
2	Garage		20X30	600		C	OLD/FR	14400	.70		7340
3	Shed	*SV 0	12X16	192			1995AV	200			200
4	POND	*.25A		0			OLD/AV	0			0
5	Shed	F	12X16	192		D	2006AV	1840	.50		920
6	P	OFP	4X16	64		D	2006AV	1540	.50		770
7	Shed	*PP	10X10	100			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	1.8190				5000	5000	9100	9100

Call Back: Sign: PSN Date: 2015-08-13 Lister: