

PLEASANT TWP
RIVERDALE SD

00330

REAL PROPERTY RECORD

12:12 AM

Hardin County, Ohio
Michael T. Bacon, Auditor

35-111011.0000
M09

COM
2024

sale		Eff Rate:- 43.17 — 41.53 — 39.25 — 41.69 — a/r				
2021 H & C AG SERVICES LLC	2008-07-22	Tax Year	2021	2022	2023	2024
2022 H & C AG SERVICES LLC	2008-07-22	Prop Cls	480	480	480	480
2023 H & C AG SERVICES LLC	2008-07-22	Acres	3.3950	3.3950	3.3950	3.3950
2024 H & C AG SERVICES LLC	2008-07-22 PT SE4 NW4; PT NW4 S11	Land100%	28200	28200	42310	42310
7361 SR 53	1WD 3.395A	Bldg100%	113600	113600	115200	115200
FOREST OH 45843	\$0	Totl100%	141800t	141800t	157510t	157510t
		Cauv100%				
		Tax Value:				
	Orig Tax Year 2008	Land 35%	9870	9870	14810	14810
	Parent: 35-111005.0000	Bldg 35%	39760	39760	40320	40320
		Totl 35%	49630t	49630t	55130t	55130t
		Hmstd35%				
		Owner 0c				
		Hmstd RB				
		Net Tax	2142.28	2060.98	2163.86	2298.10
		Sp-Asmnt	30.00	30.00	38.00	30.00

351110320000 .394a									
Sale#	#p	sale date	To	H & C AG SERVICES LLC		Type/Invalid?	Sale\$	co:land	co:bldg
266	1	2008-07-22				1WD *	0	7200	38170
Year	Land	Bldg	Total		Net Tax				
2020	9870	39760	49630		2146.42				
2019	9870	39760	49630		2108.58				
p r o j e c t							ben acres	/ %	factor
131	BLANCHARD RIVER MAINT				XA/2024				
306	BLOOM #1043 - BLANCHARD				XA/2024				
921	BLANCHARD RIVER MAINT				XA/2023				
500	HARDIN COUNTY LANDFILL				XA/2024				

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7361 SR 53 45843

PUB ELECTRIC PRIV WATER PRIV SEWER PUB PAVED ST/RD Neighborhood: Code: 3300 Dwl/Gar/NC% 1.3400			DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True		
	Bldg Type	SHB+Cons	FtxFt	Area	Rate	Grade	Cond	Value	Dpr	Dpr	Value
	1 OFFICE		40X42	1680	59.65	C	1975AV	100210	.60		40080
	2 STORAGE		75X82	6150	18.15	C	1979GD	111620	.50		55810
	3 Quonset		40X60	2400		C	1951FR	28800	.80		5760
	4 CON PAD		13X43	559	3.00	C	2008AV	1680	.45		920
	5 STORAGE	M	16X18	288	47.36	C	2008AV	13640	.20		10910
	6 Shed		10X18	180	10.00	C	2017AV	1800	.05		1710
		acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value		
	site value	1.0000				18000		18000	18000		
	road	.6000									
	site value	1.7950				13200		24300	24300		
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