

PLEASANT TWP
RIVERDALE SD

00330

Hardin County, Ohio
Michael T. Bacon, Auditor

35-111011.0000
M09

COM
2025

sale

Eff Rate:- 41.53 — 39.25 — 41.69 — 41.66 — a/r

2022 H & C AG SERVICES LLC	2008-07-22
2023 H & C AG SERVICES LLC	2008-07-22
2024 H & C AG SERVICES LLC	2008-07-22
2025 H & C AG SERVICES LLC	2008-07-22 PT SE4 NW4; PT NW4 S11
7361 SR 53	1WD 3.395A
FOREST OH 45843	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	480	480	480	480	480
Acres	3.3950	3.3950	3.3950	3.3950	
Land100%	28200	42310	42310	42310	42300
Bldg100%	113600	115200	115200	115200	115190
Totl100%	141800t	157510t	157510t	157510t	157490t
Cauv100%					

Orig Tax Year 2008
Parent: 35-111005.0000

Tax Value:					
Land 35%	9870	14810	14810	14810	14800
Bldg 35%	39760	40320	40320	40320	40320
Totl 35%	49630t	55130t	55130t	55130t	55120t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2060.98	2163.86	2298.10	2296.64	
Sp-Asmnt	30.00	38.00	30.00	36.00	

351110320000 .394a							
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
266	1	2008-07-22	H & C AG SERVICES LLC	1WD *	0	7200	38170
Year	Land	Bldg	Total	Net Tax			
2021	9870	39760	49630	2142.28			
2020	9870	39760	49630	2146.42			

p r o j e c t		ben acres / % factor	
131	BLANCHARD RIVER MAINT	XA/2025	
235	KELLOGG #983 - BLANCHARD	XA/2025	
921	BLANCHARD RIVER MAINT	XA/2023	
500	HARDIN COUNTY LANDFILL	XA/2025	
306	BLOOM #1043 - BLANCHARD	XA/2025	

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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

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True	
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/	effective	depth	actual	effective	extended	true
frontage	frontage	depth	rate	rate	value	value
site value	1.0000		18000		18000	18000
road	.6000					
site value	1.7950		13200		24300	24300

Call Back: Sign: PSN Date: 2018-06-29 Lister:

35-111011.0000-v082020R