PLEASANT TWP
RIVERDALE SD 00330

Hardin County, Ohio
Michael T. Bacon, Auditor

35-111011.0000 COM
M09 2026

sale

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	
2026 H & C AG SERVICES LLC	2008-07-22	PT SE4 NW4; PT NW4 S11
7361 SR 53	1WD	3.395A
	$0	
FOREST OH 45843		

Orig Tax Year 2008
Parent: 35-111005.0000

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

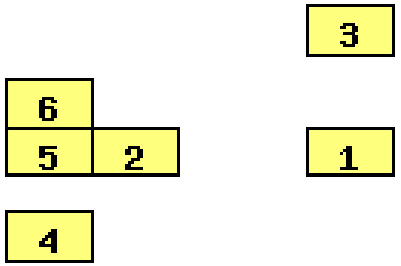
Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	480	480	480	480	480	480	480
Acres	3.3950	3.3950	3.3950	3.3950			
Land100%	42310	42310	42310	42310	42310	50770	50760
Bldg100%	115200	115200	115200	115200	115200	138230	138220
Totl100%	157510t	157510t	157510t	157510t	157510t	189000t	188980t
Cauv100%							
Tax Value:							
Land 35%	14810	14810	14810	14810	14810	17770	17770
Bldg 35%	40320	40320	40320	40320	40320	48380	48380
Totl 35%	55130t	55130t	55130t	55130t	55130t	66150t	66140t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	2163.86	2298.10	2296.64	2296.64			
Sp-Asmnt	38.00	30.00	36.00	36.00			

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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
2022	9870	39760	49630	2060.98
2021	9870	39760	49630	2142.28

project		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			



7361 SR 53 45843

PUB ELECTRIC
PRIV WATER
PRIV SEWER
PUB PAVED ST/RD

Neighborhood:	
Code:	4444
Dwl/Gar/NC%	1.2000
lot/hmsite%	1.2000
res-ag:lnd%	1.2000
ag-t:c/p/w%	1.2000
ag-t:other%	1.2000
ag:outbldg%	1.2000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	OFFICE		40X42	1680	71.58	C	1975AV	100210	.60		48100
2	STORAGE		75X82	6150	21.78	C	1979GD	111620	.50		66970
3	Quonset		40X60	2400		C	1951FR	28800	.80		6910
4	CON PAD		13X43	559	3.60	C	2008AV	1680	.45		1100
5	STORAGE	M	16X18	288	56.83	C	2008AV	13640	.20		13090
6	Shed		10X18	180	12.00	C	2017AV	1800	.05		2050

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	1.0000				18000		18000	21600
road	.6000							
site value	1.7950				13200		24300	29160

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

35-111011.0000-v082020R