PLEASANT TWP
RIVERDALE SD 00330

Hardin County, Ohio
Michael T. Bacon, Auditor

35-111013.0000 RES
M06 2026

sale

2023 LANDSBERG HARRY E & J	2021-12-21	
2024 LANDSBERG HARRY E & J	2021-12-21	
2025 LANDSBERG HARRY E & J	2021-12-21	
2026 LANDSBERG HARRY E & JAN	2021-12-21	PT NW 1/4 GRANT 11 .44A
16271 SOUTH ST	3WD	
	$0	
FOREST OH 45843		

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

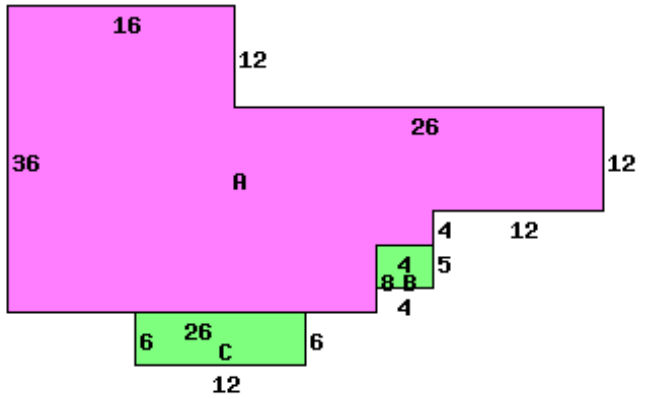
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	.4400	.4400	.4400	.4400	.4400			
Land100%	11510	11510	11510	11510		11510	13260	13250
Bldg100%	53690	53690	53690	53690		53690	68110	68120
Totl100%	65200t	65200t	65200t	65200t		65200t	81370t	81370t
Cauv100%								
Tax Value:								
Land 35%	4030	4030	4030	4030		4030	4640	4640
Bldg 35%	18790	18790	18790	18790		18790	23840	23840
Totl 35%	22820t	22820t	22820t	22820t		22820t	28480t	28480t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	700.34	754.74	759.00	759.00	759.00			
Sp-Asmnt	28.00	24.00	27.00	27.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1024		a	*MAIN
	OFP	P		20	600	b	PORCH
	DK	P		72	1080	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
570	3	2021-12-21	LANDSBERG HARRY E & JANE	3WD	*	0	8060	38630
244	1	2013-05-17	H & C AG SERVICES LLC	3WD		32900	6710	29660
10	3	2012-01-04	HOMMEL MITCH	3QC	*	0	6710	29660
538	3	2011-12-30	HOMMEL MITCH	3QC	*	0	6710	29660
384	0	1988-05-27			*	3000	0	3910
119	0	1988-02-22			*	0	0	3910

Year	Land	Bldg	Total	Net Tax
2022	2820	13520	16340	577.48
2021	2820	13520	16340	628.76

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			



16271 SOUTH ST 45843

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1024	103070
	Subtotal			103070
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Extra Features	1680
Floor/Pine	X	Total Value	104750
Number of Rooms	6		
Bedrooms	3	PUB ELECTRIC	
		PRIV WATER	
Central Heat	A	PRIV SEWER	
FORCED AIR		PUB PAVED ST/RD	
Plumbing			
Standard	1	Neighborhood:	
		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		1024		D+	OLD/AV	89040	.55		68120

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	.4400				20700	20700	13250	13250

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

35-111013.0000-v082020R