

PLEASANT TWP
RIVERDALE SD

00330

Hardin County, Ohio
Michael T. Bacon, Auditor

35-111015.0000
M04

RES
2025

sale

Eff Rate:- 38.72 — 33.69 — 36.07 — 36.23 — a/r

2022 PITT ED & LINDA J	2014-12-12
2023 PITT ED & LINDA J	2014-12-12
2024 PITT ED & LINDA J	2014-12-12
2025 PITT ED & LINDA J	2014-12-12 PT NW 1/4 GRANT S11 .62A
16236 SOUTH ST	1QC
FOREST OH 45843	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	.6200	.6200	.6200	.6200	
Land100%	9830	14030	14030	14030	14040
Bldg100%	9570	11460	11460	11460	11450
Totl100%	19400t	25490t	25490t	25490t	25490t
Cauv100%					
Tax Value:					
Land 35%	3440	4910	4910	4910	4910
Bldg 35%	3350	4010	4010	4010	4010
Totl 35%	6790t	8920t	8920t	8920t	8920t
Hmstd35%					
Owner Oc	5.72	6.70	6.68	6.62	
Hmstd RB	234.24	267.04	288.32	290.06	
Net Tax	0.00	0.00		0.00	
Sp-Asmnt	30.00	38.00	30.00	42.00	

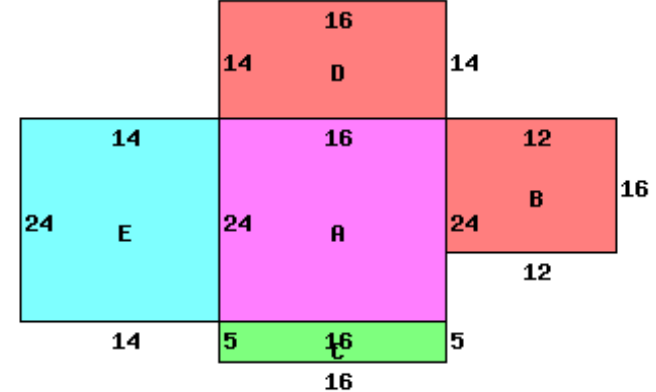
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1H	F	M		384			
1	F/C	A		192		b	ADDTN
1	OFF	P		80	2400	c	PORCH
04	F	A		224		d	ADDTN
	F	O		336	4030	e	OTHER

#: 16 L/W
351110160000 .12a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
587	1	2014-12-12	PITT ED & LINDA J	1QC *	0	8200	6660
402	1	2002-09-25	LIGHTNER JESS	1QC *	0	5460	2510
401	1	2002-09-25	SIEMON MARTHA P	1CT *	0	5460	2510
276	1	1995-04-14	SIEMON JOHN T	SD	4200	4310	2710

Year	Land	Bldg	Total	Net Tax
2021	3440	3350	6790	254.96
2020	3440	3350	6790	255.56

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
253 BAUGHMAN #1012 BLANCHARD RIV			XA/2025
306 BLOOM #1043 - BLANCHARD			XA/2025



16236 SOUTH ST 45843

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1H	Sq-Ft Value
Floor Level	Main FRAME 800 97750
	Part Upper FRAME 384 21730
	Subtotal 119480
Metal	Roof GABLE
Plaster/Drywall	X X Plumbing -3800
Floor/Carpet	X X Extra Features 6430
Number of Rooms	3 3 Total Value 122110
Bedrooms	3
Central Heat	A PUB ELECTRIC
LP	PRIV WATER
	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 DWELLING	1H F/C	FtxFt	Area	Grade	Cond	Value	Dpr	Dpr
		1184		D	OLD/PR	97690	.75	.65
homesite	acres/	effective	depth	actual	effective	extended	true	true
	frontage	frontage	depth	rate	rate	value	value	value
	.6200			18000	18000	14040	14040	14040