PLEASANT TWP
RIVERDALE SD 00330

Hardin County, Ohio
Michael T. Bacon, Auditor

35-111015.0000 RES
M04 2026

sale

2023 PITT ED & LINDA J	2014-12-12	
2024 PITT ED & LINDA J	2014-12-12	
2025 PITT ED & LINDA J	2014-12-12	
2026 PITT ED & LINDA J	2014-12-12	PT NW 1/4 GRANT S11 .62A
16236 SOUTH ST	1QC	
	$0	
FOREST OH 45843		

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

	2023	2024	2025	2026	2026	2027	CAMA
Tax Year							
Prop Cls	511	511	511	511	511	511	511
Acres	.6200	.6200	.6200	.6200			
Land100%	14030	14030	14030	14030	14030	16140	16150
Bldg100%	11460	11460	11460	11460	11460	14540	14530
Totl100%	25490t	25490t	25490t	25490t	25490t	30690t	30680t
Cauv100%							
Tax Value:							
Land 35%	4910	4910	4910	4910	4910	5650	5650
Bldg 35%	4010	4010	4010	4010	4010	5090	5090
Totl 35%	8920t	8920t	8920t	8920t	8920t	10740t	10740t
Hmstd35%							
Owner Oc	6.70	6.68	6.62	6.62			
Hmstd RB	267.04	288.32	290.06	290.06			
Net Tax	0.00		0.00	0.00			
Sp-Asmnt	38.00	30.00	42.00	42.00			

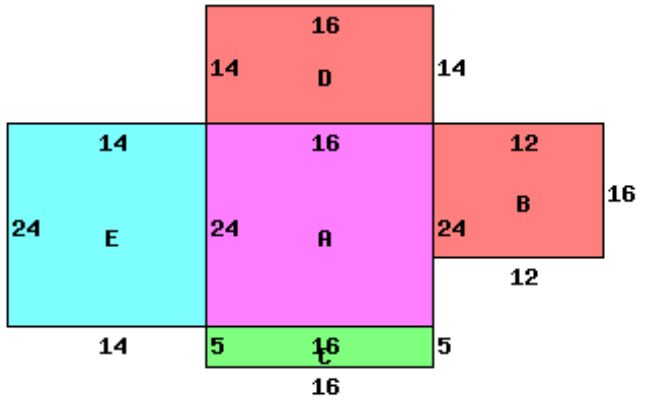
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F	M		384		a	*MAIN
1	F/C	A		192		b	ADDTN
	OFP	P		80	2400	c	PORCH
1	F	A		224		d	ADDTN
04	F	O		336	4030	e	OTHER

#: 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	6600
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
2022	3440	3350	6790	0.00
2021	3440	3350	6790	254.96

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

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	800	97750
	Part Upper	FRAME	384	21730
	Subtotal			119480
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	X	
Floor/Carpet	X	X	
Number of Rooms	3	3	
Bedrooms		3	
Central Heat	A		
LP			

Plumbing	-3800
Extra Features	6430
Total Value	122110
PUB ELECTRIC	
PRIV WATER	
PUB PAVED ST/RD	
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	1H F/C		1184		D	OLD/PR	97690	.75	.65	14530

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	.6200				20700	20700	16150	16150

Call Back: Sign: PSN Date: 2015-08-15 Lister: