

PLEASANT TWP
RIVERDALE SD

00330

Hardin County, Ohio
Michael T. Bacon, Auditor

35-111018.0000
M02

RES
2025

sale

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

2022 MCCLAREN KENNETH D &	2002-04-03
2023 HOME SAVINGS & LOAN C	2022-07-19
2024 WALTZ RODNEY	2023-03-29
2025 LANDSBERG HARRY E & JAN	2024-10-22 PT NW 1/4 GRANT 11 .335A
16280 SOUTH ST	1SD
FOREST OH 45843	\$4,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	599	599	599	599	599
Acres	.5000	.5000	.5000	.5000	
Land100%	8940	12770	12770	12770	12780
Bldg100%	9830	8060	8060	8060	10810
Totl100%	18770t	20830t	20830t	20830t	23590t
Cauvl00%					
Tax Value:					
Land 35%	3130	4470	4470	4470	4470
Bldg 35%	3440	2820	2820	2820	3780
Totl 35%	6570t	7290t	7290t	7290t	8260t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	232.20	223.72	241.10	242.48	
Sp-Asmnt	6.00	10.00	6.00	12.00	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
461	1	2024-10-22	LANDSBERG HARRY E & JANE	1SD	4000	12770	8060
118	1	2023-03-29	WALTZ RODNEY	1WD	21000	8940	9830
365	1	2022-07-19	HOME SAVINGS & LOAN CO	1SH	8000	8940	64400
170	1	2002-04-03	MCCLAREN KENNETH D & JEN	1DD	45000	4970	33660
441	1	1997-08-01	CARPENTER LOUIS R II	1WD	48000	3030	30140
726	1	1994-08-09	THACKER TY	1FD *	27000	29910	0
406	1	1989-05-22		1WD	30000	0	25630

Year	Land	Bldg	Total	Net Tax
2021	3130	22540	25670	987.76
2020	3130	22540	25670	990.08

project	ben acres	/	%	factor
131 BLANCHARD RIVER MAINT				XA/2025
235 KELLOGG #983 - BLANCHARD				XA/2025
921 BLANCHARD RIVER MAINT				XA/2023
253 BAUGHMAN #1012 BLANCHARD RIV				XA/2025
306 BLOOM #1043 - BLANCHARD				XA/2025

16280 SOUTH ST 45843

PUB ELECTRIC
PRIV WATER
PRIV SEWER
PUB PAVED ST/RD

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Cond	Replace	Phy	Fnc	True
2 Garage	F	24X28	672		C	2003AV		16130	.50		10810

Neighborhood:
Code: 3300
Dwl/Gar/NC% 1.3400

homesite	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
	.5000				18000	18000	12780	12780

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

35-111018.0000-v082020R