

PLEASANT TWP
RIVERDALE SD

00330

Hardin County, Ohio
Michael T. Bacon, Auditor

35-111020.0000
M22

RES
2025

sale

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

| | |
|------------------|--------------------------------------|
| 2022 SMITH TAMMY | 2021-04-01 |
| 2023 SMITH TAMMY | 2021-04-01 |
| 2024 SMITH TAMMY | 2021-04-01 |
| 2025 SMITH TAMMY | 2021-04-01 PT NW 1/4 GRANT 11 3.519A |
| 7430 SR 53 | LWD |
| FOREST OH 45843 | \$122,000 |

| | | | | | |
|------------|---------|---------|---------|---------|---------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
| Prop Cls | 511 | 511 | 511 | 511 | 511 |
| Acres | 3.5190 | 3.5190 | 3.5190 | 3.5190 | |
| Land100% | 20170 | 30600 | 30600 | 30600 | 30600 |
| Bldg100% | 103510 | 94690 | 94690 | 94690 | 94690 |
| Totl100% | 123690t | 125290t | 125290t | 125290t | 125290t |
| Cauv100% | | | | | |
| Tax Value: | | | | | |
| Land 35% | 7060 | 10710 | 10710 | 10710 | 10710 |
| Bldg 35% | 36230 | 33140 | 33140 | 33140 | 33140 |
| Totl 35% | 43290t | 43850t | 43850t | 43850t | 43850t |
| Hmstd35% | | | | | |
| Owner Oc | | | | | |
| Hmstd RB | | | | | |
| Net Tax | 1529.96 | 1345.76 | 1450.26 | 1458.48 | |
| Sp-Asmnt | 30.00 | 38.00 | 30.00 | 42.00 | |

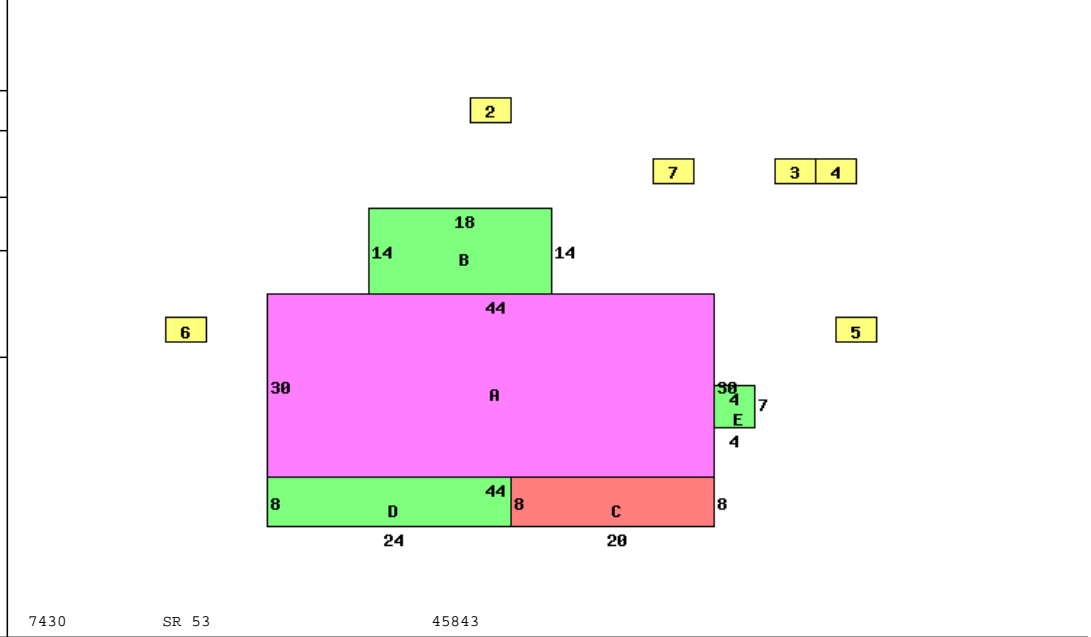
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
|------|------|------|------|-------|-------|---|-------|
| 1 | Q | F/C | M | 1320 | | | |
| | | DK | P | 252 | 3780 | b | PORCH |
| 1 | | F/C | A | 160 | | c | ADDTN |
| | | EFF | P | 192 | 7680 | d | PORCH |
| | | STP | P | 28 | 110 | e | PORCH |

#: 21 L/W
351110210000 2.014A

| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:blgd |
|-------|----|------------|---------------------------|---------------|--------|---------|---------|
| 113 | 1 | 2021-04-01 | SMITH TAMMY | LWD | 122000 | 20110 | 103510 |
| 497 | 1 | 2020-12-08 | TINKER HOWARD & MELISSA M | 1CT * | 0 | 20110 | 103510 |
| 266 | 1 | 2020-07-01 | TINKER IRENE | 1CT * | 0 | 19510 | 85540 |

| Year | Land | Bldg | Total | Net Tax |
|------|------|-------|-------|---------|
| 2021 | 7060 | 36230 | 43290 | 1665.76 |
| 2020 | 7040 | 36230 | 43270 | 1304.52 |

| 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 |



7430 SR 53 45843

| | | |
|---------------------------|------------------------|-------------|
| Occupancy 1 Single Family | *DWELLING COMPUTATIONS | |
| Story Height 1Q | Sq-Ft | Value |
| Floor Level | | |
| Main | FRAME | 1480 116490 |
| Qtr Story | FRAME | 1320 19710 |
| Subtotal | | 136200 |
| Shingle | Roof | GABLE |
| B 1 2 U A | | |
| Plaster/Drywall | X | X |
| Floor/Carpet | X | X |
| Floor/Tile-Lino | L | |
| Number of Rooms | 5 | 1 |
| Bedrooms | 2 | 1 |
| Fireplace | | |
| Openings | 1 | |
| Stacks | 1 | |
| Central Heat | A | |
| FORCED AIR | | |
| Central A/C | A | |
| Plumbing | | |
| Standard | 1 | |
| Fireplaces | | 2000 |
| Air Conditioning | | 4890 |
| Extra Features | | 11570 |
| Total Value | | 154660 |
| PUB ELECTRIC | | |
| PRIV WATER | | |
| PRIV SEWER | | |
| PUB PAVED ST/RD | | |
| Neighborhood: | | |
| Code: | | 3300 |
| Dwl/Gar/NC% | | 1.3400 |

| Bldg Type | SHB+Cons | DixHt | Unit | Grade | Blt/Renov | Replace | Phy | Fnc | True |
|---------------|-----------|-------|--------|--------|-----------|----------|-------|-----|-------|
| 1 DWELLING | 1 QF/C | 1480 | | C- | 1950AV | 139190 | .55 | | 83930 |
| 2 Pole Barn | F | 30X40 | 1200 | C | 2008AV | 14400 | .45 | | 7920 |
| 3 P | DK | 12X16 | 192 | D | 1990AV | 2300 | .65 | | 810 |
| 4 POND | *.45A | | 0 | | OLD/GD | 0 | | | 0 |
| 5 Shed | F 0 | 12X26 | 312 | D | 1960AV | 3000 | .65 | | 1050 |
| 6 Shed | *NV F | 8X10 | 80 | | 1990AV | 0 | | | 0 |
| 7 Shelter | | 12X19 | 228 | D | 2004AV | 1960 | .50 | | 980 |
| acres/ | effective | depth | depth | actual | effective | extended | true | | |
| frontage | frontage | depth | factor | rate | rate | value | value | | |
| homesite | 1.0000 | | | 18000 | 18000 | 18000 | 18000 | | |
| small acreage | 2.5190 | | | 5000 | 5000 | 12600 | 12600 | | |