

PLEASANT TWP
RIVERDALE SD

00330

Hardin County, Ohio
Michael T. Bacon, Auditor

35-111023.0000
M20

RES
2025

sale

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

2022 CAIN CINDY L	2015-12-10
2023 STANLEY SAGE LDC	2022-09-14
2024 STANLEY SAGE LDC	2022-09-14
2025 STANLEY SAGE LDC	2022-09-14 PT NW1/4 GRANT 11 .5442A
7348 SR 53	1WD
FOREST OH 45843	\$145,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	.5442	.5442	.5442	.5442	
Land100%	6860	9800	9800	9800	9800
Bldg100%	56230	93430	93430	93430	93430
Totl100%	63090t	103230t	103230t	103230t	103230t
Cauv100%					
Tax Value:					
Land 35%	2400	3430	3430	3430	3430
Bldg 35%	19680	32700	32700	32700	32700
Totl 35%	22080t	36130t	36130t	36130t	36130t
Hmstd35%	23120				
Owner Oc	18.64				
Hmstd RB	301.88				
Net Tax	459.86	1108.82	1194.94	1201.68	
Sp-Asmnt	27.00	35.00	27.00	33.00	

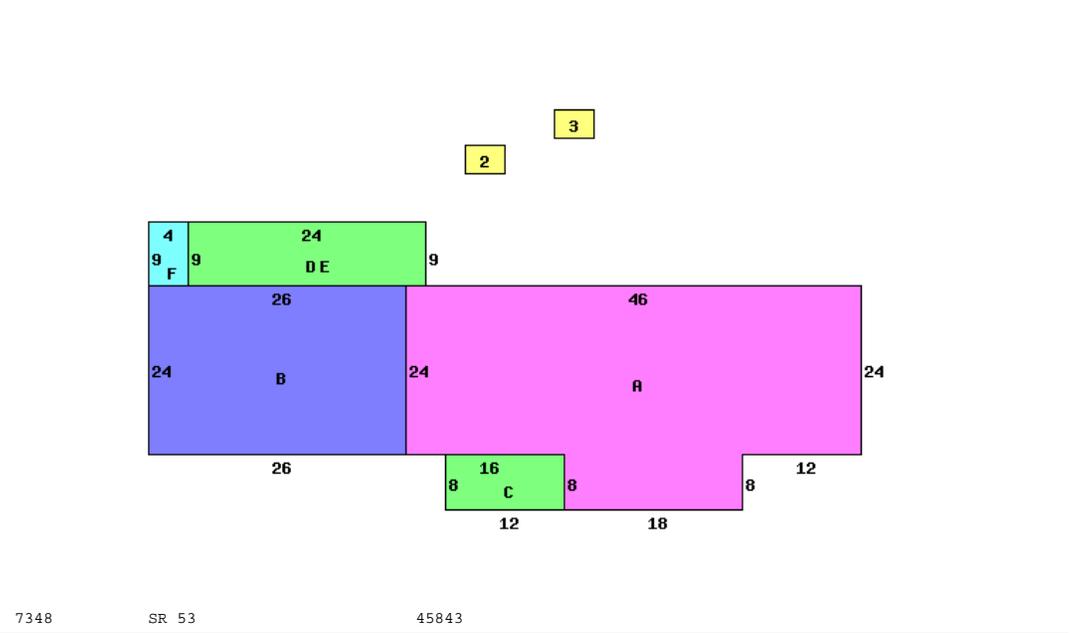
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		1248			GRAGE
	F2	G		624	14980		GRAGE
	OPF	P		96	2880		PORCH
	CAN	P		216	1730		PORCH
	FAT	P		216	650		PORCH
04	F	O		36	430		OTHER

#: 27 L/W
351110270000 .495A

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
482	1	2022-09-14	STANLEY SAGE LDC	1WD	145000	9830	56230
480	1	2015-12-10	CAIN CINDY L	1QC *	0	8200	37430
343	1	2015-09-03	LOWERY SHARON K	1CT *	0	8200	37430

Year	Land	Bldg	Total	Net Tax
2021	3440	19680	23120	539.60
2020	3440	19680	23120	540.84

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



7348 SR 53 45843

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1	Sq-Ft Value
Floor Level	1248 106850
Metal	Subtotal 106850
	Roof GABLE
Plaster/Drywall	X
Panelled Wall	X
Floor/Carpet	X
Floor/Tile-Lino	L
Number of Rooms	7
Bedrooms	2
Central Heat	A
FORCED AIR	
Plumbing	
Standard	1
	Neighborhood: Code: 3300
	Dwl/Gar/NC% 1.3400

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 F/C	1248		C-	OLD/AV	114770	.55	-.35 93430
2 Shed	*PP	10X14	150		2006AV	0		0
3 Shed	*PP	10X14	140		2020AV	0		0
homesite	acres/ frontage	effective depth	depth factor	actual rate	effective rate	extended value	true value	
	.5442			18000	18000	9800	9800	

PUB ELECTRIC
PRIV WATER
PRIV SEWER
PUB PAVED ST/RD

Call Back: Sign: PSN Date: 2015-08-13 Lister: 35-111023.0000-v082020R