PLEASANT TWP
RIVERDALE SD 00330

Hardin County, Ohio
Michael T. Bacon, Auditor

35-111023.0000 RES
M20 2026

sale

2023 STANLEY SAGE LDC		2022-09-14
2024 STANLEY SAGE LDC		2022-09-14
2025 STANLEY SAGE LDC		2022-09-14
2026 STANLEY SAGE LDC		2022-09-14 PT NW1/4 GRANT 11 .5442A
7348 SR 53		1WD
		$145,000
FOREST OH 45843		

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	.5442	.5442	.5442	.5442	.5442			
Land100%	9800	9800	9800	9800		9800	11260	11260
Bldg100%	93430	93430	93430	93430		93430	118540	118530
Totl100%	103230t	103230t	103230t	103230t		103230t	129800t	129790t
Cauv100%								
Tax Value:								
Land 35%	3430	3430	3430	3430		3430	3940	3940
Bldg 35%	32700	32700	32700	32700		32700	41490	41490
Totl 35%	36130t	36130t	36130t	36130t		36130t	45430t	45430t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1108.82	1194.94	1201.68	1201.68	1201.68			
Sp-Asmnt	35.00	27.00	33.00	33.00				

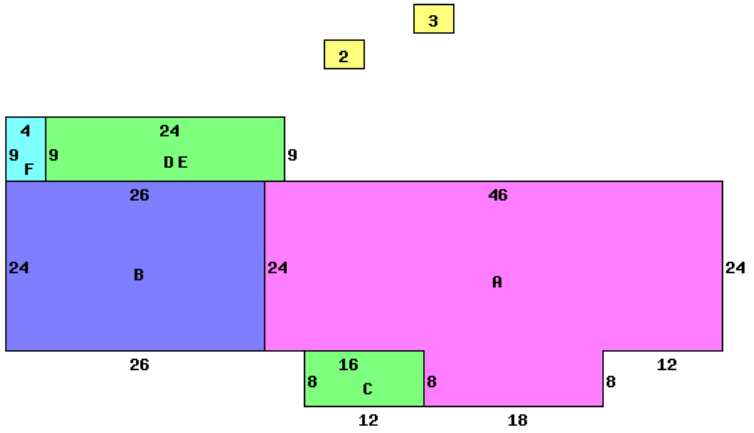
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1248		a	*MAIN
	F2	G		624	14980	b	GRAGE
	OFP	P		96	2880	c	PORCH
	CAN	P		216	1730	d	PORCH
	PAT	P		216	650	e	PORCH
04	F	O		36	430	f	OTHER

#: 27 L/W
3511102700000 .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
2022	2400	19680	22080	459.86
2021	3440	19680	23120	539.60

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 Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1248	106850
	Subtotal			106850
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Garages and Carports	14980
Panelled Wall	X	Extra Features	5690
Floor/Carpet	X	Total Value	127520
Floor/Tile-Lino	L		
Number of Rooms	7	PUB ELECTRIC	
Bedrooms	2	PRIV WATER	
		PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
FORCED AIR			
Plumbing		Neighborhood:	
Standard	1	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	1 F/C		1248		C-	OLD/AV	114770	.55	-.35	118530
2	Shed	*PP	10X14	150			2006AV	0			0
3	Shed	*PP	10X14	140			2020AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	.5442				20700	20700	11260	11260

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

35-111023.0000-v082020R