PLEASANT TWP
RIVERDALE SD 00330

Hardin County, Ohio
Michael T. Bacon, Auditor

35-111024.0000 RES
M19 2026

sale

2023 DRUMM KENNETH SR	2015-04-16	
2024 DRUMM KENNETH SR	2015-04-16	
2025 DRUMM KENNETH SR	2015-04-16	
2026 DRUMM KENNETH SR	2015-04-16	PT NW 1/4 GRANT 11 .525A
7330 SR 53	1WD	
	$39,000	
FOREST OH 45843		

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

	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	511	511	511	511	0	511	511	511
Acres	.5250	.5250	.5250	.5250	.5250			
Land100%	12770	12770	12770	12770		12770	14710	14700
Bldg100%	83940	83940	83940	83940		83940	106490	106480
Totl100%	96710t	96710t	96710t	96710t		96710t	121200t	121180t
Cauv100%								
Tax Value:								
Land 35%	4470	4470	4470	4470		4470	5150	5150
Bldg 35%	29380	29380	29380	29380		29380	37270	37270
Totl 35%	33850t	33850t	33850t	33850t		33850t	42420t	42410t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1038.86	1119.54	1125.88	1125.88	1125.88			
Sp-Asmnt	38.00	30.00	36.00	36.00				

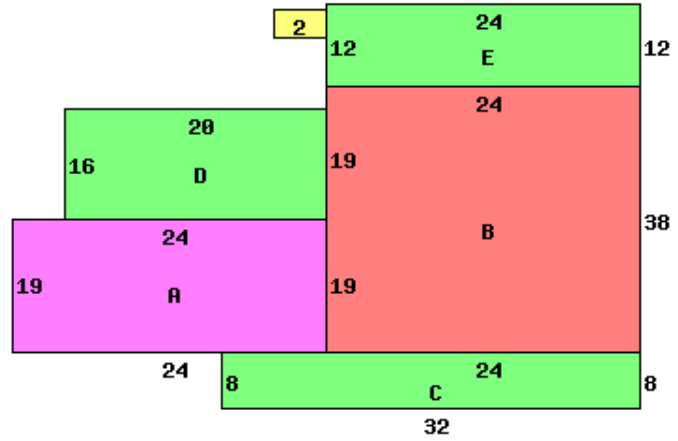
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		456		a	*MAIN
1 B	F	A		912		b	ADDTN
	OFP	P		256	7680	c	PORCH
	OFP	P		320	9600	d	PORCH
	PAT	P		288	860	e	PORCH

#: 25 L/W
351110250000 .13a

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
126	1	2015-04-16	DRUMM KENNETH SR	1WD	*	39000	7460	40770
410	1	2015-10-20	QUEST FEDERAL CREDIT UNIO	1QC	*	0	7460	40770
411	1	2011-09-22	TREEN JENNIFER L	1WD		50000	9970	51660
311	1	2011-08-05	QUEST FEDERAL CREDIT UNIO	1QC	*	0	9970	51660
781	1	2004-12-01	MARTIN JOSEPH P	1DD		26000	7600	30910
346	1	1990-05-02		1WD		20000	0	22710

Year	Land	Bldg	Total	Net Tax
2022	3130	21400	24530	866.96
2021	3130	21400	24530	943.88

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			



7330 SR 53 45843

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1368	108810
	Basement		336	6530
	Subtotal			115340
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Heating	-1590
Unfinished Wall	X	Extra Features	18140
Floor/Pine	X	Total Value	131890
Floor/Tile-Lino	X		
Number of Rooms	1 7	PUB ELECTRIC	
Bedrooms	3	PRIV WATER	
		PRIV SEWER	
Plumbing		PUB PAVED ST/RD	
Standard	1		
		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	1 F/C		1368		C-	OLD/AV	118700	.55		90810
2	Garage	F	24X32	768		C	2006AV	18430	.50		15670

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	.5250				20700	20700	14700	14700

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

35-111024.0000-v082020R