PLEASANT TWP
RIVERDALE SD 00330

Hardin County, Ohio
Michael T. Bacon, Auditor

35-120012.0000 RES
F72 2026

## sale

| | | |
|---|---|---|
| 2023 | KEARNS PAUL & ALLEGRA | 2022-07-26 |
| 2024 | KEARNS PAUL & ALLEGRA | 2022-07-26 |
| 2025 | KEARNS PAUL & ALLEGRA | 2022-07-26 |
| 2026 | KEARNS PAUL & ALLEGRA | 2022-07-26 PT NE 1/4 12 3.008A |
| | 7217 CR 195 | 1ED |
| | | $221,000 |
| | FOREST OH 45843 | |

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

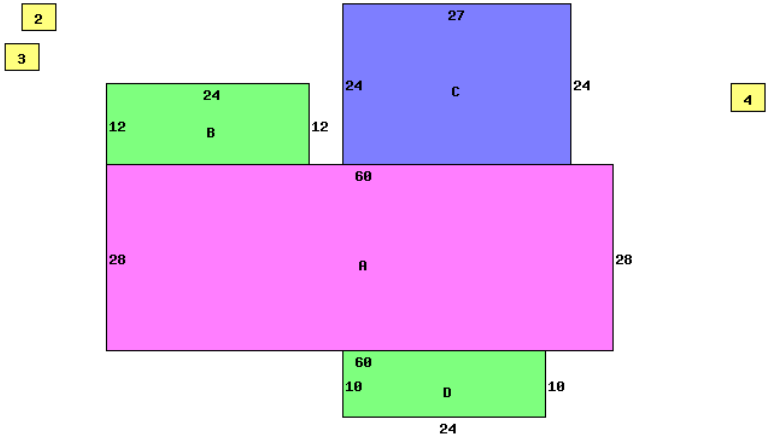
| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 511 | 511 | 511 | 511 | 511 | 511 | 511 |
| Acres | 3.0080 | 3.0080 | 3.0080 | 3.0080 | | | |
| Land100% | 28030 | 28030 | 28030 | 28030 | 28030 | 30740 | 30740 |
| Bldg100% | 175860 | 175860 | 175860 | 175860 | 175860 | 221090 | 221080 |
| Totl100% | 203890t | 203890t | 203890t | 203890t | 203890t | 251830t | 251820t |
| Cauv100% | | | | | | | |
| Tax Value: | | | | | | | |
| Land 35% | 9810 | 9810 | 9810 | 9810 | 9810 | 10760 | 10760 |
| Bldg 35% | 61550 | 61550 | 61550 | 61550 | 61550 | 77380 | 77380 |
| Totl 35% | 71360t | 71360t | 71360t | 71360t | 71360t | 88140t | 88140t |
| Hmstd35% | | | 65230 | 65230 | 65230 | 82010 | |
| Owner Oc | | | 48.40 | 48.40 | hmstd 6300 l | 58930 b | |
| Hmstd RB | | | | | | | |
| Net Tax | 2190.02 | 2360.12 | 2325.04 | 2325.04 | | | |
| Sp-Asmnt | 30.18 | 26.18 | 22.91 | 22.91 | | | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 | B/C | M | | 1680 | | a | *MAIN |
| | EFP | P | | 288 | 11520 | b | PORCH |
| | B2 | G | | 648 | 18140 | c | GRAGE |
| | OFP | P | | 240 | 7200 | d | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|
| 379 | 1 | 2022-07-26 | KEARNS PAUL & ALLEGRA | 1ED | 221000 | 18600 | 145400 |
| 549 | 1 | 2014-11-17 | DRAPER GLADYS | 1AF * | 0 | 16510 | 117710 |
| 1162 | 1 | 1995-12-01 | DRAPER JACK E & GLADYS | 1FD | 103000 | 11310 | 67200 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 6520 | 50890 | 57410 | 1682.20 |
| 2021 | 6510 | 50890 | 57400 | 1830.60 |

| project | | ben acres | / % | factor |
|---|---|---|---|---|
| 500 HARDIN COUNTY LANDFILL | XA/2025 | | | |
| 104 HAYES - TYMOCHTEE | XA/2025 | | | |




7217 CR 195 45843

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1 | | | | |
| Floor Level | Main | BRICK | 1680 | 138530 |
| | Subtotal | | | 138530 |
| Shingle | Roof | GABLE | | |

B 1 2 U A

| | | | |
|---|---|---|---|
| Plaster/Drywall | D | Fireplaces | 2000 |
| Panelled Wall | X | Plumbing | 2100 |
| Floor/Carpet | X | Garages and Carports | 18140 |
| Floor/Tile-Lino | L | Extra Features | 18720 |
| Number of Rooms | 6 | Total Value | 179490 |
| Bedrooms | 3 | | |
| | | PUB ELECTRIC | |
| Fireplace | | PRIV WATER | |
| Openings | 1 | PRIV SEWER | |
| Stacks | 1 | PUB PAVED ST/RD | |
| Central Heat | A | | |
| ELECTRIC | | Neighborhood: | |
| Plumbing | | Code: | 3300 |
| Standard | 1 | Dwl/Gar/NC% | 1.7000 |
| Extra 2 Fixture | 1 | | |
| Extra Fixture | 1 | | |

| | Bldg Type | SHB+Cons | DixHt FtxFt | Area | Unit Rate | Grade | Blt/Renov Cond | Replace Value | Phy Dpr | Fnc Dpr | True Value | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | DWELLING | 1 B/C | | 1680 | | C | 1977GD | 179490 | .30 | | 213590 | |
| 2 | P | *NV PAT0 | 20X25 | 500 | | | 1980AV | 0 | | | 0 | |
| 3 | Pole Build | 1 F | 30X45 | 1350 | | C | 1996AV | 16880 | .60 | | 6750 | ELECTRIC |
| 4 | Shed | P F | 12X16 | 192 | | D | 1996AV | 1840 | .60 | | 740 | |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| homesite | 1.0000 | | | | 20700 | 20700 | 20700 | 20700 |
| small acreage | 2.0080 | | | | 5000 | 5000 | 10040 | 10040 |

Call Back: Sign: PSN Date: 2015-11-23 Lister:

35-120012.0000-v082020R