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

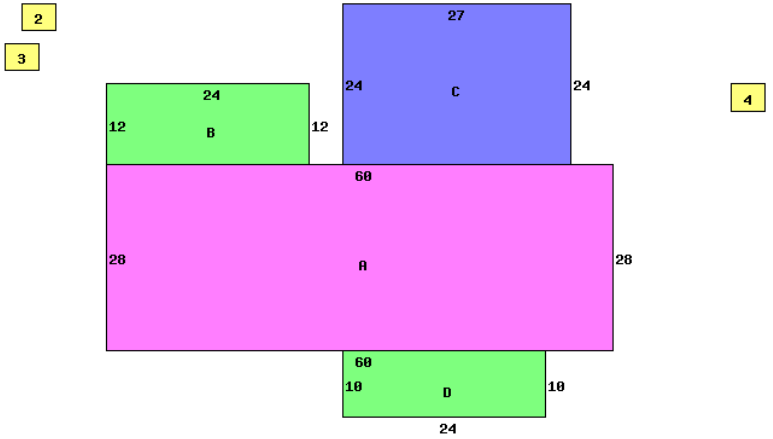
Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	511	511	511
Acres	3.0080	3.0080	3.0080	3.0080			
Land100%	28030	28030	28030	28030	28030	30740	30740
Bldg100%	175860	175860	175860	175860	175860	221090	221080
Totl100%	203890t	203890t	203890t	203890t	203890t	251830t	251820t
Cauv100%							
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: