

DUDLEY TWP  
RIDGEMONT SD

00110

Hardin County, Ohio  
Michael T. Bacon, Auditor

12-010022.0000  
C67

RES  
2025

sale

2022 SHEPHERD RYAN DAVID &	2018-06-21			
2023 SHEPHERD RYAN DAVID &	2018-06-21			
2024 SHEPHERD RYAN DAVID &	2018-06-21			
2025 SHEPHERD RYAN DAVID & T CR 209	2018-06-21	10005	1.094A	
	2WD			
	\$170,000			

Eff Rate:-	48.25	41.25	43.62	43.11	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	599	599	599	599	599
Acres	1.0900	1.0900	1.0900	1.0900	
Land100%	3260	5460	5460	5460	5450
Bldg100%	3540	4830	4830	4830	4840
Totl100%	6800t	10290t	10290t	10290t	10290t
Cauv100%					
Tax Value:					
Land 35%	1140	1910	1910	1910	1910
Bldg 35%	1240	1690	1690	1690	1690
Totl 35%	2380t	3600t	3600t	3600t	3600t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	104.86	135.80	144.34	142.58	
Sp-Asmnt	2.02	2.02	6.13	6.13	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
301	2	2018-06-21	SHEPHERD RYAN DAVID & TIF	2WD	170000	3260	3540
692	2	2001-12-24	LEASE DUANE A	2WD	148500	3260	4260
786	0	1987-03-18		*	71500	0	7000
840	0	1985-11-21		*	57000	0	7000

Year	Land	Bldg	Total	Net Tax
2021	1140	1240	2380	106.96
2020	1140	1240	2380	107.10

Project: 902 MAIN DISTRICT CONSERVANCY XA/2025  
ben acres / % factor



CR 209

PUB ELECTRIC  
PUB PAVED ST/RD  
Neighborhood:  
Code: 1000  
Dwl/Gar/NC% 1.1900

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 Pole Build	1 F	24X42	1008	C	1978GD	12100	.60		4840
2 Shed	*PP	10X10	100		OLD/	0			0
small acreage	1.0900	effective frontage	depth	actual factor	effective rate	extended value	true value		
		1.0900		5000	5000	5450	5450		

Call Back: Sign: PSN Date: 2015-02-12 Lister: 12-010022.0000-v082020R