DUDLEY TWP
RIDGEMONT SD 00110

Hardin County, Ohio
Michael T. Bacon, Auditor

12-020020.0000 RES
C58.01 2026

sale

2023 BRIDENSTINE JACOB A &	2017-12-08	
2024 BRIDENSTINE JACOB A &	2017-12-08	
2025 BRIDENSTINE JACOB A &	2017-12-08	
2026 BRIDENSTINE JACOB A & J	2017-12-08 10006 4.026A	
17603 TR 217	1SD	
	$100,000	
MT VICTORY OH 43340		

Orig Tax Year 2018
Parent: 12-020012.0000

Eff Rate: 41.25 — 43.62 — 43.11 — 43.11 — a/r

	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	511	511	511	511	0	511	511	511
Acres	4.0260	4.0260	4.0260	4.0260	4.0260			
Land100%	27860	27860	27860	27860		27860	30110	30110
Bldg100%	91600	105290	105290	105290		105290	112140	112130
Totl100%	119460t	133140t	133140t	133140t		133140t	142260t	142240t
Cauv100%								
Tax Value:								
Land 35%	9750	9750	9750	9750		9750	10540	10540
Bldg 35%	32060	36850	36850	36850		36850	39250	39250
Totl 35%	41810t	46600t	46600t	46600t		46600t	49790t	49780t
Hmstd35%		16870	16870	16870		16870	17660	
Owner Oc		14.86	14.80	14.80	14.80	hmstd 5250 l	11620 b	
Hmstd RB								
Net Tax	1577.20	1853.50	1830.64	1830.64	1830.64			
Sp-Asmnt	78.84	78.84	51.42	51.42				

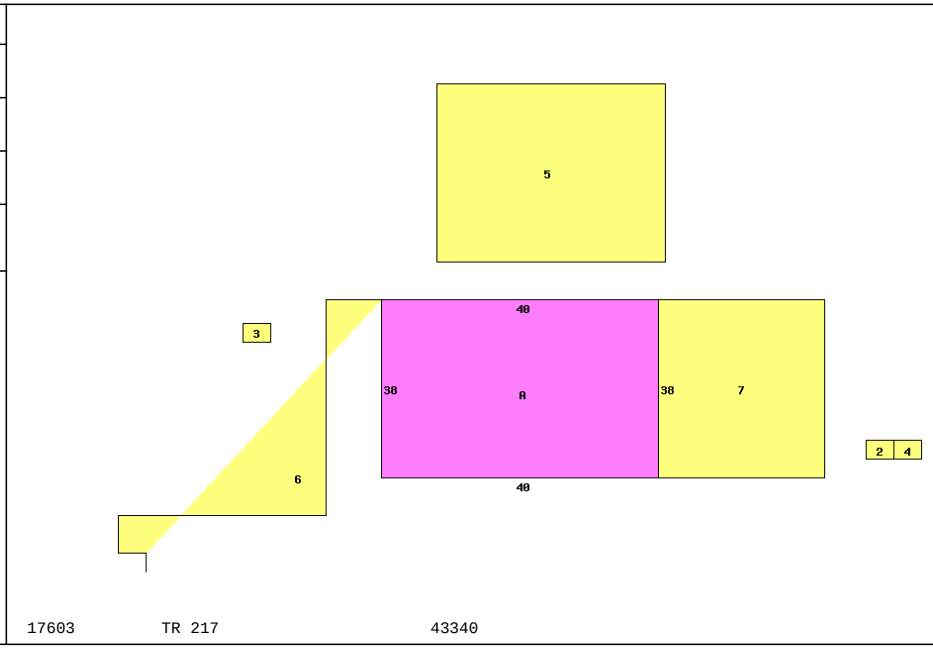
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	
2	M	M		1520	a	*MAIN

#: 24 L/W
2018 dupl combined parcel 12-020024
120200240000 1.025a

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
504	2	2017-12-08	BRIDENSTINE JACOB A & JES	2SD	100000	18570	21260
249	1	2017-06-01	PETERSHEIM JONI L & MIRIA	1SD *	0	0	0

Year	Land	Bldg	Total	Net Tax
2022	7110	20440	27550	1213.70
2021	7110	20440	27550	1238.02

project		ben acres	/ %	factor
500 HARDIN COUNTY LANDFILL	XA/2025			
141 ASH RUN #889 - SCIOTO RIVER	XA/2025			
320 PETERSHEIM - SCIOTO RIVER	XA/2025			



17603 TR 217 43340

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1520	120050
	Full Upper	FRAME	1520	71930
	Subtotal			191980
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D D	Plumbing	2100
Floor/Hardwood	X X	Total Value	194080
Number of Rooms	2 3		
Bedrooms	3	PUB PAVED ST/RD	
Central Heat	A	Neighborhood:	
		Code:	1000
Plumbing		Dwl/Gar/NC%	1.6300
Standard	1		
Extra 3 Fixture	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	POLE DWLG			1520	36.40	C	2016AV	55330	.25	.20	33200
2	Pole Build		36X56	2016		C	2017AV	24190	.20	.20	15480
3	Pole Build		50X90	4500		C	2014AV	54000	.30	.20	30240
4	P	CAN	10X24	240		C	2020AV	1920	.15	.20	1310
5	P	OFP		632		C	2016AV	18960	.25	.20	11380
6	Pole Build		40X30	1200		C	2023AV	14400	.05		13680
7	Pole Build		20X38	760		C	2016AV	9120	.25		6840

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	3.0260				5000	4250	12860	12860

Call Back: Sign: PSN Date: 2018-06-01 Lister:

12-020020.0000-v082020R