DUDLEY TWP
RIDGEMONT SD 00110

Hardin County, Ohio
Michael T. Bacon, Auditor

12-030003.0000 AGR
B01 2025

sale

2022	HOSTETLER FERMAN & SU	1991-12-24	
2023	HOSTETLER FERMAN & SU	1991-12-24	
2024	HOSTETLER FERMAN & SU	1991-12-24	
2025	HOSTETLER FERMAN & SUSI	1991-12-24 10899	49.886A
	17956 TR 245	1WD	
		$151,400	
	MT VICTORY OH 43340		

Eff Rate: – 48.25 — 41.25 — 43.62 — 43.11 — a/r

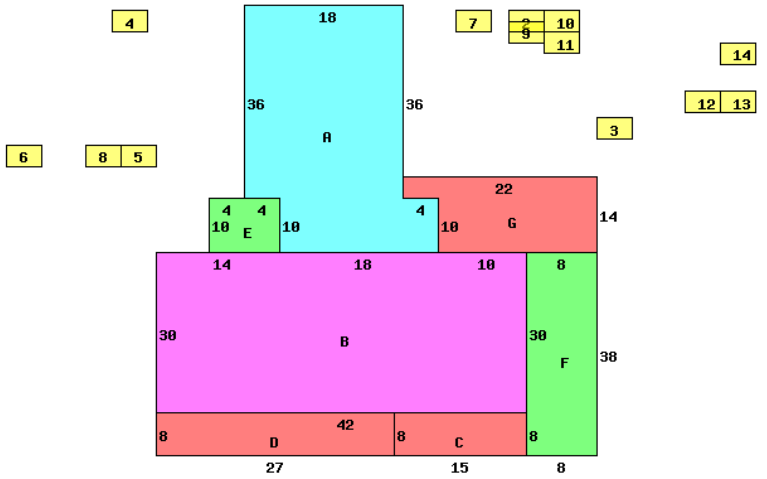
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	49.8900	49.8900	49.8900	49.8900	
Land100%	253110	276630	276630	276630	276620
Bldg100%	142770	177540	177540	177540	177530
Totl100%	395890t	454170t	454170t	454170t	454150t
Cauv100%	59630	118260	118260	118260	118270
Tax Value:					
Land 35%	20870	41390	41390	41390	96820
Bldg 35%	49970	62140	62140	62140	62140
Totl 35%	70840t	103530t	103530t	103530t	158950t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	3120.88	3905.48	4150.88	4099.96	
Cauv Sav	2983.40	2090.98	2222.38	2195.12	
Sp-Asmnt	100.52	100.52	100.52	41.57	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
04	M	O		828	9940	a	OTHER
2	F/C	M		1260		b	*MAIN
1	F	A		120		c	ADDTN
1	F/C	A		216		d	ADDTN
	OFP	P		80	2400	e	PORCH
	OFP	P		304	9120	f	PORCH
1	F	A		268		g	ADDTN

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
1077	1	1991-12-24		1WD	151400	44000	0
1076	1	1991-12-24		1UN *	0	44000	0

Year	Land	Bldg	Total	Net Tax
2021	20870	49970	70840	3183.34
2020	20870	49970	70840	3187.64

project		ben acres	/ %	factor
146 JONES - SCIOTO RIVER	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



17956 TR 245 43340

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1864	131930
	Full Upper	FRAME	1260	62570
	Subtotal			194500
Metal				

B 1 2 U A

Plaster/Drywall	X	Heating	-3650
Floor/Hardwood	X	Plumbing	-3800
Floor/Pine	X	Extra Features	21460
Bedrooms	4	Total Value	208510
		PUB PAVED ST/RD	
		Neighborhood:	
		Code:	1000
		Dwl/Gar/NC%	1.1900

	Bldg Type	SHB+	Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2	F/C		3124		D	2006AV	166810	.16	.20	133390
2	Flat Barn		M	36X90	3240		D	2001AV	31100	.55	.20	11200
3	Shed		M	16X26	416		D	1980	3990	.65	.20	1120
4	Pole Build			48X64	3072		D	OLD/	29490	.65	.20	8260
5	Shed	*NV	M	10X20	200			OLD/	0			0
6	Poultry Ho			10X10	100		D	1928FR	800	.70	.20	190
7	Silo		C	12X60	0		D	1920FR	4000	.70	.20	960
8	Shed	*PP		6X14	84			OLD/	0			0
9	Milk Parlo			14X14	196		D	2001AV	2350	.55	.20	850
10	P		CAN		792		D	2001AV	5070	.55	.20	1830
11	P		CAN		792		D	2001AV	5070	.55	.20	1830
12	Shed			32X72	2304		D	2016AV	22120	.25	.20	13270
13	P		CAN	8X72	576		D	2016AV	3690	.25	.20	2210
14	Shed			14X30	420		D	2016AV	4030	.25	.20	2420

Tab	#	S	O	I	L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA			BLOUNT SILT LOAM 0-		.7136	6030	4300	2660	1900
C	2	BOB			BLOUNT SILT LOAM, 2		22.6471	5770	130670	2360	53450
C	15	GYB2			GLYNWOOD CLAY LOAM		5.0491	5020	25350	1230	6210
C	33	NE			NEWARK SILT LOAM OC		2.0362	5800	11810	2280	4640
C	39	PM			PEWAMO SILTY CLAY L		8.5971	6490	55800	3560	30610
C	44	SA			SARANAC SLTY CLAY L		2.6751	6390	17090	2770	7410
W	1	BOA			BLOUNT SILT LOAM 0-		4.5843	3610	16550	770	3530
W	33	NE			NEWARK SILT LOAM OC		.0729	2900	210	390	30
W	44	SA			SARANAC SLTY CLAY L		1.4687	3840	5640	880	1290
	680	HSITE			HOMESITE - AMISH DW		1.0000	9200	9200	9200	9200
	980	ROAD			ROAD		1.0459				
							49.89		276620	(100%)	118270
									96820	(35%)	41390

CAUV # 2438

Call Back: Sign: PSN Date: 2017-07-21 Lister:
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12-030003.0000-v082020R