DUDLEY TWP
RIDGEMONT SD 00110

Hardin County, Ohio
Michael T. Bacon, Auditor

12-080005.0000 AGR
H33 2026

sale

2023 TROYER WILLIAM F ETAL	2009-12-07	
2024 TROYER WILLIAM F ETAL	2009-12-07	
2025 TROYER WILLIAM F ETAL	2009-12-07	
2026 TROYER WILLIAM F ETAL	2009-12-07 9957	30.463A
16328 TR 245	2SD	
	$140,000	
MT VICTORY OH 43340		

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	30.4630	30.4630	30.4630	30.4630	30.4630			
Land100%	178940	178940	178940	178940		178940	259510	259500
Bldg100%	97940	97940	97940	97940		97940	118340	118350
Totl100%	276890t	276890t	276890t	276890t		276890t	377860t	377850t
Cauv100%	81710	81710	81710	81710		178940	259510	65200
Tax Value:								
Land 35%	28600	28600	28600	28600		28600	22820	90830
Bldg 35%	34280	34280	34280	34280		34280	41420	41420
Totl 35%	62880t	62880t	62880t	62880t		62880t	64240t	132250t
Hmstd35%	24580	24580	24580	24580		24580	34090	
Owner Oc	21.68	21.66	21.56	21.56	21.56	hmstd 5250 l	19330 b	
Hmstd RB								
Net Tax	2350.34	2499.42	2468.58	2468.58	2468.58			
Cauv Sav	1830.92	1283.72	1364.38	1347.66				
Sp-Asmnt	18.00	18.00	18.00	18.00				

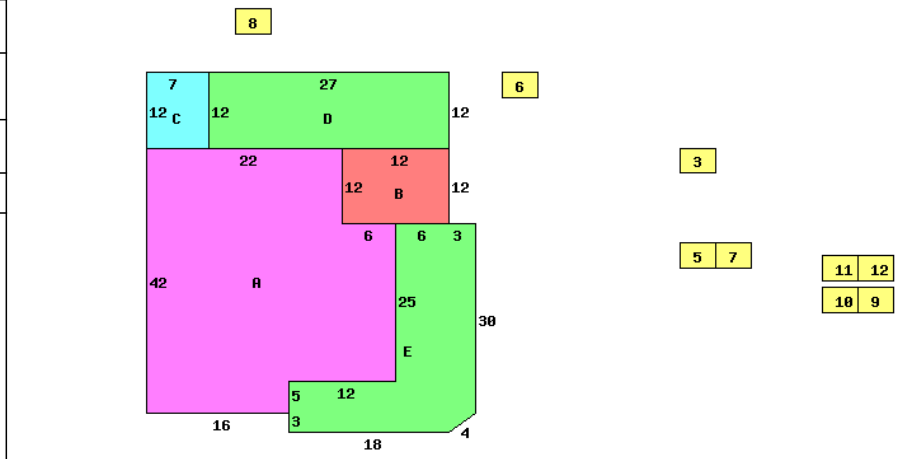
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1044		a	*MAIN
1	F/C	A		144		b	ADDTN
04	F	O		84	1010	c	OTHER
	EFP	P		324	12960	d	PORCH
	EFP	P		389	15560	e	PORCH

#: 6,7 L/W
120800060000 5.08a
120800070000 11.573a

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
553	2	2009-12-07	TROYER WILLIAM F ETAL	2SD	140000	73200	57110
324	1	1997-06-06	CLYBORN RONALD E SR & DI	1SD	59000	38800	35290
47	1	1995-01-23	CLYBORN RUTH E	1CT *	0	0	61230

Year	Land	Bldg	Total	Net Tax
2022	15350	27350	42700	1860.82
2021	15350	21990	37340	1657.26

project		ben acres	/ %	factor
500 HARDIN COUNTY LANDFILL	XA/2025			



16328 TR 245 43340

Occupancy 1 Single Family *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1188	105250
	Subtotal			105250
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Air Conditioning	2120
Floor/Pine	X	Extra Features	29530
Floor/Concrete	X	Total Value	136900
Number of Rooms	5		
Bedrooms	2	PUB ELECTRIC	
		PRIV WATER	
Central Heat	A	PRIV SEWER	
FORCED AIR		PUB PAVED ST/RD	
Central A/C	A	Topo: ROLLING	
Plumbing			
Standard	1	Neighborhood:	
		Code:	1000
		Dwl/Gar/NC%	1.6300

	Bldg Type	SHB+	Cons	Dix Ht	Ftx Ft	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1	F/C			1188		D	1895AV	109520	.55	.20	64270
3	Shed			18X12		216		D	1999FR	2070	.60	.20	660
5	Pole Build			40X80		3200		C	2014AV	38400	.30	.20	21500
6	Garage	1	F 0	26X40		1040		C	1984AV	24960	.65	.20	11390
7	P		CAN	8X40		320		C	2014AV	2560	.30	.20	1430
8	Shed			12X20		240		D	1920FR	2300	.70	.20	550
9	Pole Build			52X80		4160		D	2017AV	39940	.20	.50	15980
10	Lean-To			8X14		112		D	2017AV	720	.20	.20	460
11	Lean-To			10X10		100		D	2017AV	640	.20	.20	410
12	Lean-To			8X52		416		D	2017AV	2660	.20	.20	1700

Tab #	SOIL		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 2	BOB	BLOUNT SILT LOAM, 2	7.5955	8370	63570	2230	16940
C 14	GWB	GLYNWOOD SILT LOAM	1.6869	7830	13210	1630	2750
C 15	GYB2	GLYNWOOD CLAY LOAM	1.2216	7280	8890	1110	1360
C 33	NE	NEWARK SILT LOAM OC	.7651	8410	6430	2160	1650
C 39	PM	PEWAMO SILTY CLAY L	4.9892	9410	46950	3450	17210
C 50	WE	WESTLAND CLAY LOAM	.1551	11090	1720	3950	610
W 2	BOB	BLOUNT SILT LOAM, 2	1.5328	4540	6960	230	350
W 14	GWB	GLYNWOOD SILT LOAM	.0922	4100	380	230	20
W 33	NE	NEWARK SILT LOAM OC	1.0915	4210	4600	230	250
W 39	PM	PEWAMO SILTY CLAY L	.3879	7790	3020	230	90
670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
980	ROAD	ROAD	.2838				
P 2	BOB	BLOUNT SILT LOAM, 2	.5364	8370	4490	230	120
P 14	GWB	GLYNWOOD SILT LOAM	.0277	7830	220	230	10
P 33	NE	NEWARK SILT LOAM OC	.5815	8410	4890	230	130
P 2	BOB	BLOUNT SILT LOAM, 2	.9718	8370	8130	230	220
P 14	GWB	GLYNWOOD SILT LOAM	.8173	7830	6400	230	190
P 15	GYB2	GLYNWOOD CLAY LOAM	.8785	7280	6400	230	200
P 33	NE	NEWARK SILT LOAM OC	4.9891	8410	41960	230	1150
P 50	WE	WESTLAND CLAY LOAM	.8591	11090	9530	230	200
			30.463		259500	(100%) 65200	CAUV # 1714