DUDLEY TWP
RIDGEMONT SD 00110

Hardin County, Ohio
Michael T. Bacon, Auditor

12-080019.0000 AGR
H06 2026

sale

2023	REECE FAMILY FARM LLC	2018-01-31
2024	GINGERICH SIMON D & E	2023-07-25
2025	GINGERICH SIMON D & E	2023-07-25
2026	GINGERICH SIMON D & EST	2023-07-25 9957 50.482A
	17392 CR 219	1WD
		$536,000
	MT VICTORY OH 43340	

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

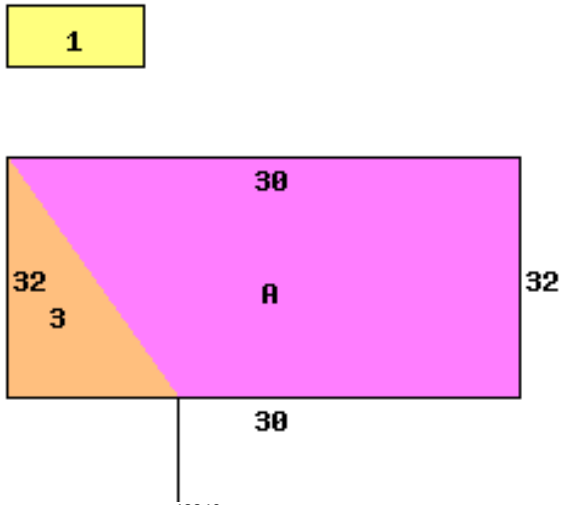
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	110	199	199	199	0	199	199	111
Acres	50.4820	50.4820	50.4820	50.4820	50.4820			
Land100%	257740	257740	261170	261170		261170	378710	378720
Bldg100%		36490	48970	48970		48970	48970	48980
Totl100%	257740t	294230t	310140t	310140t		310140t	427690t	427700t
Cauv100%	97490	97490	104310	104310		261170	378710	102740
Tax Value:								
Land 35%	34120	34120	36510	36510		36510	35960	132550
Bldg 35%		12770	17140	17140		17140	17140	17140
Totl 35%	34120t	46890t	53650t	53650t		53650t	53100t	149700t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1287.10	1879.98	2124.62	2124.62	2124.62			
Cauv Sav	2969.32	2115.90	2248.86	2174.14				
Sp-Asmnt	126.58	126.58	144.58	144.58				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	
1	M	M		960	a	*MAIN

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
293	0	2023-07-25	GINGERICH SIMON D & ESTHE	1WD	*	536000	235800	0
287	1	2023-07-25	REECE FAMILY FARM LLC	1QC	*	0	235800	0
286	1	2023-07-25	SPRENG KATHLYN SUZANN	1CT	*	0	235800	0
26	2	2018-01-31	REECE FAMILY FARM LLC	2QC	*	0	235800	0
1020	1	1995-10-20	SPRENG SUZANN R	1WD	*	0	41600	4800
789	2	1991-09-30		2UN	*	26000	45000	0

Year	Land	Bldg	Total	Net Tax
2022	15130	0	15130	666.54
2021	15130	0	15130	679.90

project		ben acres	/ %	factor
142	WILDCAT - SCIOTO RIVER XA/2025			
500	HARDIN COUNTY LANDFILL XA/2025			



Occupancy 1 Single Family

			*DWELLING COMPUTATIONS Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	960	100780
	Subtotal			100780
Metal				

B 1 2 U A

Heating	-1180
Plumbing	-3800
Total Value	95800
Neighborhood:	
Code:	1000
Dwl/Gar/NC%	1.6300

	Bldg	Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	Pole	Build		40X60	2400		C	2023AV	28800	.05	.20	21890
3	P		CAN	32X30	960		C	2023AV	7680	.05	.20	5840
4	POLE	DWLG			960	36.40	D	2023AV	27960	.05	.20	21250

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-	1.2413	8740	10850	2550	3170
C	2	BOB	BLOUNT SILT LOAM, 2	14.6774	8370	122850	2230	32730
C	14	GWB	GLYNWOOD SILT LOAM	.8904	7830	6970	1630	1450
C	15	GYB2	GLYNWOOD CLAY LOAM	11.8327	7280	86140	1110	13130
C	33	NE	NEWARK SILT LOAM OC	9.8225	8410	82610	2160	21220
C	39	PM	PEWAMO SILTY CLAY L	4.9329	9410	46420	3450	17020
C	51	WSTL	WASTE LAND	2.9000	170	490	50	150
W	2	BOB	BLOUNT SILT LOAM, 2	.3708	4540	1680	230	90
W	14	GWB	GLYNWOOD SILT LOAM	.3062	4100	1260	230	70
W	15	GYB2	GLYNWOOD CLAY LOAM	.3344	2650	890	230	80
W	33	NE	NEWARK SILT LOAM OC	1.2403	4210	5220	230	290
	980	ROAD	ROAD	.9331				
	680	HSITE	HOMESITE - AMISH DW	1.0000	13340	13340	13340	13340
				50.482		378720	(100%) 102740	CAUV # 4586
						132550	(35%) 35960	

Call Back: Sign: PSN Date: 2015-02-25 Lister: 12-080019.0000-v082020R