DUDLEY TWP
RIDGEMONT SD 00110

Hardin County, Ohio
Michael T. Bacon, Auditor

12-080041.0000 AGR
H63 2026

sale

2023 BAIRD ROSS L	1991-04-10	
2024 BAIRD ROSS L	1991-04-10	
2025 BAIRD ROSS L	1991-04-10	
2026 BAIRD ROSS L	1991-04-10 6656	92.00A
22258 CR 200	1UN	
	$0	
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	92.0000	92.0000	92.0000	92.0000	92.0000			
Land100%	524710	524710	524710	524710		524710	760910	760900
Bldg100%	237660	237660	237660	237660		237660	324200	324210
Totl100%	762370t	762370t	762370t	762370t		762370t	1085110t	1085110t
Cauv100%	240710	240710	240710	240710		524710	760910	231240
Tax Value:								
Land 35%	84250	84250	84250	84250		84250	80930	266320
Bldg 35%	83180	83180	83180	83180		83180	113470	113470
Totl 35%	167430t	167430t	167430t	167430t		167430t	194400t	379790t
Hmstd35%	85590	85590	85590	85590		85590	117660	
Owner Oc	75.48	75.40	75.06	75.06	75.06	hmstd 5250 l	80340 b	
Hmstd RB	337.84	384.32	393.06	393.06	393.06			
Net Tax	5902.66	6253.12	6162.40	6162.40	6162.40			
Cauv Sav	5466.36	3749.68	3985.32	3936.40				
Sp-Asmnt	157.90	157.90	157.90	157.90				

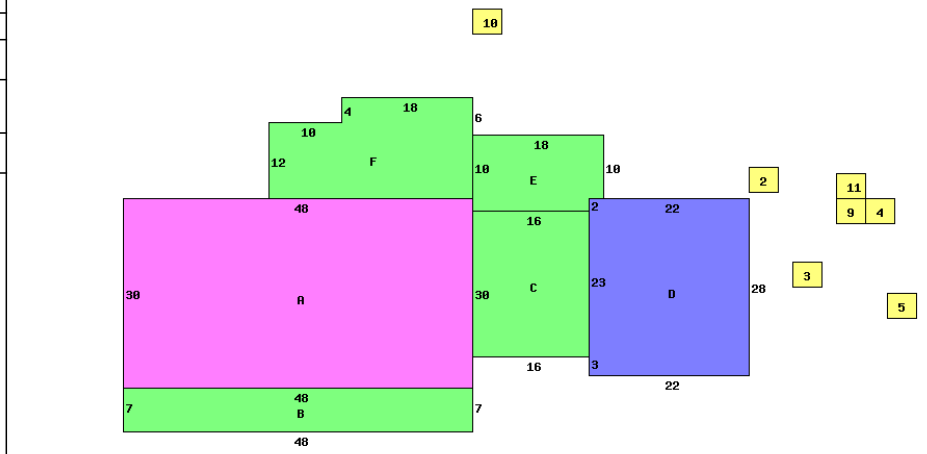
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 BQ	F	M		1440		a	*MAIN
	OFP	P		336	10080	b	PORCH
	EBW	P		368	14720	c	PORCH
	F	G		616	14780	d	GRAGE
	PAT	P		212	640	e	PORCH
	DK	P		408	6120	f	PORCH

15x11 cathedral ceiling

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
233	1	1991-04-10		1UN *	0	0	103800

Year	Land	Bldg	Total	Net Tax
2022	43580	71670	115250	4624.16
2021	43580	71670	115250	4716.90

project		ben acres	/ %	factor
142 WILDCAT - SCIOTO RIVER	XA/2025			



Occupancy 1 Single Family

			Sq-Ft	Value
Story Height 1Q				
Floor Level	Main	FRAME	1440	113850
	Qtr Story	FRAME	1440	21110
	Basement		1440	26650
	Subtotal			161610
Shingle	Roof	GABLE		

*DWELLING COMPUTATIONS

B 1 2 U A

Plaster/Drywall	D D	Air Conditioning	5040
Unfinished Wall	X	Plumbing	3500
Floor/Hardwood	X	Garages and Carports	14780
Floor/Carpet	X X	Extra Features	31560
Floor/Concrete	X	Total Value	216490
Number of Rooms	1 5 3		
Bedrooms	1 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:	
Extra 3 Fixture	1	Code:	1000
Extra 2 Fixture	1	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	DWELLING	1 BQF		1440		C+	2000GD	238140	.19		314420
2	Shed	F 0	12X14	168		D	OLD/FR	1610	.70		480
3	Garage		22X30	660		D	OLD/FR	12670	.70		6200
4	Lean-To	*SV	28X42	1176			OLD/FR	600			600
5	CRIB-DTWD	*SV 0	22X32	704			OLD/PR	800			800
9	Lean-To	*SV 0	20X34	680			OLD/FR	400			400
10	POND	*.51A		0			OLD/	0			0
11	Flat Barn		34X40	1360		D	OLD/FR	13060	.80	.50	1310

Tab #		S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	9.7801	8740	85480	2550	24940
C 2	BOB	BLOUNT SILT LOAM, 2	40.4400	8370	338480	2230	90180
C 14	GWB	GLYNWOOD SILT LOAM	.5932	7830	4640	1630	970
C 39	PM	PEWAMO SILTY CLAY L	26.3011	9410	247490	3450	90740
W 1	BOA	BLOUNT SILT LOAM 0-	4.6858	5230	24510	230	1080
W 2	BOB	BLOUNT SILT LOAM, 2	4.5561	4540	20680	230	1050
W 39	PM	PEWAMO SILTY CLAY L	2.2944	7790	17870	230	530
670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
980	ROAD	ROAD	2.3493				
			92		760900	(100%)	231240
					266320	(35%)	80930

CAUV # 2218

Call Back: Sign: PSN Date: 2015-02-25 Lister:
Call Back: Sign: PSN Date: 2015-02-25 Lister:

12-080041.0000-v082020R