DUDLEY TWP
RIDGEMONT SD 00110

Hardin County, Ohio
Michael T. Bacon, Auditor

12-080049.0000 RES
H22 2026

sale

2023	BILLENSTEIN TODD & JE	2021-03-18
2024	BILLENSTEIN TODD & JE	2021-03-18
2025	BILLENSTEIN TODD & JE	2021-03-18
2026	BILLENSTEIN TODD & JENN	2021-03-18 9957 .47A
16137	TR 245	2SD
		$85,000

MT VICTORY OH 43340

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

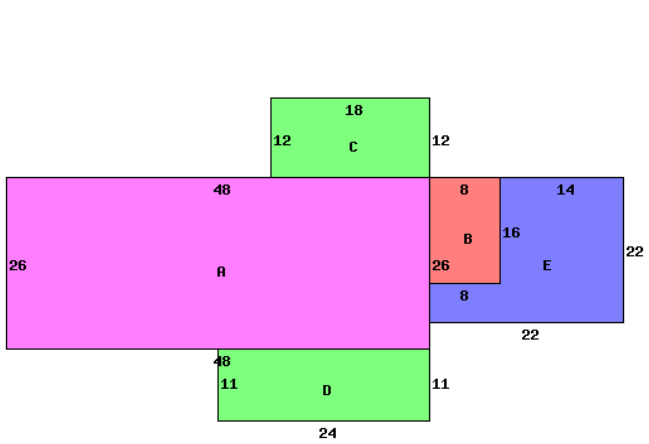
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	.4700	.4700	.4700	.4700	.4700			
Land100%	10660	10660	10660	10660		10660	12260	12250
Bldg100%	114770	114770	114770	114770		114770	157200	157210
Totl100%	125430t	125430t	125430t	125430t		125430t	169460t	169460t
Cauv100%								
Tax Value:								
Land 35%	3730	3730	3730	3730		3730	4290	4290
Bldg 35%	40170	40170	40170	40170		40170	55020	55020
Totl 35%	43900t	43900t	43900t	43900t		43900t	59310t	59310t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1656.06	1760.12	1738.52	1738.52	1738.52			
Sp-Asmnt	21.00	21.00	21.00	21.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1248		a	*MAIN
1	F/C	A		128		b	ADDTN
	PAT	P		216	650	c	PORCH
	PAT	P		264	790	d	PORCH
	F2	G		356	8540	e	GRAGE

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
89	2	2021-03-18	BILLENSTEIN TODD & JENNIF	2SD	85000	8940	107110

Year	Land	Bldg	Total	Net Tax
2022	3130	37490	40620	1789.52
2021	3130	37490	40620	1825.36

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



16137 TR 245 43340

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1376	109450
	Basement		1248	23240
	Subtotal			132690
Metal	Roof	GABLE		

	B 1 2 U A		
Plaster/Drywall	X	Air Conditioning	2390
Unfinished Wall	X	Plumbing	1400
Floor/Hardwood	X	Garages and Carports	8540
Floor/Carpet	X	Extra Features	3360
Number of Rooms	1 6	Total Value	148380
Bedrooms	2		
		PUB ELECTRIC	
Central Heat	A	PRIV WATER	
FORCED AIR		PRIV SEWER	
Heat Pump	X	PUB PAVED ST/RD	
Central A/C	A		
Plumbing		Neighborhood:	
Standard	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 B F		1376		C	1967GD	148380	.35		157210
2	Shed	*PP	6X8	0			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	.4700				17250	17250	12250	12250

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

12-080049.0000-v082020R