

DUDLEY TWP
RIDGEMONT SD

00110

Hardin County, Ohio
Michael T. Bacon, Auditor

12-080078.0000
H14.01

RES
2025

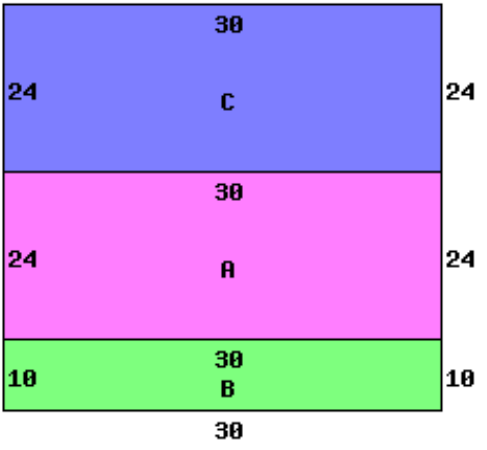
sale

2023	MCCLAREN NANCY L								
2024	MCCLAREN THOMAS D	2023-11-21							
2025	MCCLAREN THOMAS D	2023-11-21	9957	3.002A					
	16803 TR 245	ICT							
	MT VICTORY OH 43340	\$0							

Eff Rate:-	41.25	43.62	43.11	a/r					
Tax Year	2023	2024	2025						CAMA
Prop Cls	111	511	511						511
Acres		3.0020	3.0020						
Land100%	18310	23230	23230						23230
Bldg100%	99260	99260	99260						99250
Totl100%	117570t	122490t	122490t						122480t
Cauv100%		24140	24140						
Tax Value:									
Land 35%	6410	8130	8130						8130
Bldg 35%	34740	34740	34740						34740
Totl 35%	41150t	42870t	42870t						42870t
Hmstd35%	35390	35390	35390						
Owner Oc		31.18	31.04				hmstd	5250 l	30140 b
Hmstd RB									
Net Tax	1552.32	1981.28	1666.68						
Sp-Asmnt	18.00	21.00	21.00						

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE				
1 BQ	F	M		720		a	*MAIN		
	EFP	P		300	12000	b	PORCH		
	M	G		720	20160	c	GRAGE		
Sale#	#p	sale date	To			Type/Invalid?	Sale\$	co:land	co:blgd
516	1	2023-11-21	MCCLAREN THOMAS D			ICT *	0	0	0
513	1	2023-11-21	MCCLAREN THOMAS D			ICT *	0	0	0
Project				ben acres		/ % factor			
500 HARDIN COUNTY LANDFILL				XA/2025					
142 WILDCAT - SCIOTO RIVER				XA/2025					

3



16803 TR 245 43340

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1Q	Sq-Ft	Value
Floor Level		
	Main	FRAME
	720	90500
	Qtr Story	FRAME
	720	11910
	Basement	
	720	13610
	Subtotal	116020
Metal	Roof	GABLE
	B 1 2 U A	
Plaster/Drywall	X	X
Panelled Wall	X	X
Unfinished Wall	X	
Floor/Carpet	X	
Floor/Tile-Lino	X	
Number of Rooms	1 3	1
Bedrooms	1	1
Central Heat	A	
FORCED AIR		
Central A/C	A	
Plumbing		
Standard	1	
	Air Conditioning	2580
	Garages and Carports	20160
	Extra Features	12000
	Total Value	150760
	Neighborhood:	
	Code:	1000
	Dwl/Gar/NC%	1.1900

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 BQF	FtxFt	720	Rate	D	Cond	Value	Dpr	Dpr	Value
2 HOTTUB	*PP		0			OLD/	0			0
3 Pole Build		38X48	1824		C	2009AV	21890	.40		13130
homesite	acres/	effective	depth	actual	effective	extended	true			
small acreage	frontage	frontage	depth	rate	rate	value	value			
road	1.0000	15000	15000	5000	5000	8230	8230			
	1.6460	5000	5000							
	.3560									