DUDLEY TWP
RIDGEMONT SD 00110

Hardin County, Ohio
Michael T. Bacon, Auditor

12-080078.0000 RES
H14.01 2026

sale

2023 MCCLAREN NANCY L		
2024 MCCLAREN THOMAS D	2023-11-21	
2025 MCCLAREN THOMAS D	2023-11-21	
2026 MCCLAREN THOMAS D	2023-11-21 9957	3.002A
16803 TR 245	1CT	
	$0	
MT VICTORY OH 43340		

Orig Tax Year 2024
Parent: 12-080012.0000

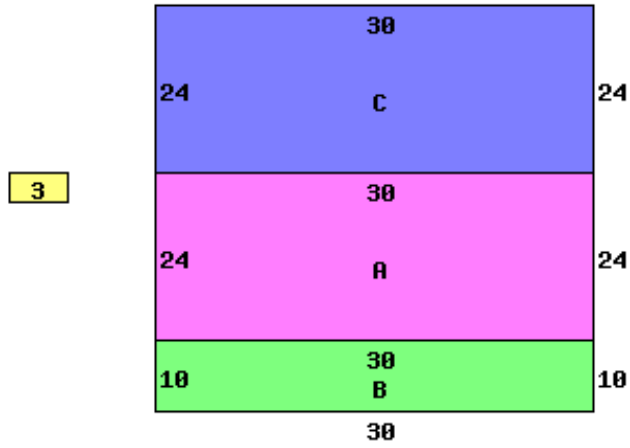
Eff Rate: 41.25 — 43.62 — 43.11 — 43.11 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	511	511	511	0	511	511	511
Acres		3.0020	3.0020	3.0020	3.0020			
Land100%	18310	23230	23230	23230		24140	24140	25480
Bldg100%	99260	99260	99260	99260		99260	131090	131090
Totl100%	117570t	122490t	122490t	122490t		123400t	155230t	156570t
Cauv100%		24140	24140	24140		24140	24140	
Tax Value:								
Land 35%	6410	8130	8130	8130		8130	8920	8920
Bldg 35%	34740	34740	34740	34740		34740	45880	45880
Totl 35%	41150t	42870t	42870t	42870t		42870t	54800t	54800t
Hmstd35%	35390	35390	35390	35390		35390	47330	
Owner Oc		31.18	31.04	31.04	31.04	hmstd 5250 l	30140 b	
Hmstd RB								
Net Tax	1552.32	1981.28	1666.68	1666.68	1666.68			
Sp-Asmnt	18.00	21.00	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:bldg
516	1	2023-11-21	MCCLAREN THOMAS D	1CT *	0	0	0
513	1	2023-11-21	MCCLAREN THOMAS D	1CT *	0	0	0

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



16803 TR 245 43340

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1Q				
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	Neighborhood:	
Garages and Carports	20160	Code:	1000
Extra Features	12000	Dwl/Gar/NC%	1.6300
Total Value	150760		

	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		720		D	1920GD	120610	.40		117960
2	HOTTUB	*PP		0			OLD/	0			0
3	Pole Build		38X48	1824		C	2009AV	21890	.40		13130

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	1.6460				5000	5000	8230	8230
road	.3560							