

DUDLEY TWP
RIDGEMONT SD

00110

Hardin County, Ohio
Michael T. Bacon, Auditor

12-090017.0000
E12

AGR
2025

sale

Eff Rate:- 48.25 — 41.25 — 43.62 — 43.11 — a/r

2022 BONTRAGER WILLIAM & E	1996-10-22		
2023 BONTRAGER WILLIAM & E	1996-10-22		
2024 BONTRAGER WILLIAM & E	1996-10-22		
2025 BONTRAGER WILLIAM & EMM	1996-10-22	11079	70.00A
17284 TR 217	LWD		
MT VICTORY OH 43340	\$90,000		

Tax Year	2022	2023	2024	2025	
Prop Cls	111	111	111	111	CAMA
Acres	70.0000	70.0000	70.0000	70.0000	111
Land100%	373200	407860	407860	407860	407860
Bldg100%	152370	197230	197230	197230	197240
Totl100%	525570t	605090t	605090t	605090t	605100t
Cauv100%	98430	189430	189430	189430	189430

2026 BONTRAGER WILLIAM & EDN	2025-04-01		
17284 TR 217	LSD		
MT VICTORY OH 43340			

Tax Value:					
Land 35%	34450	66300	66300	66300	142750
Bldg 35%	53330	69030	69030	69030	69030
Totl 35%	87780t	135330t	135330t	135330t	211790t
Hmstd35%	49470	56330	56330	55990	
Owner Oc	51.88	49.68	49.62	49.10	hmstd 3220 l 52770 b
Hmstd RB					
Net Tax	3815.26	5055.40	5376.24	5310.20	
Cauv Sav	4236.80	2883.92	3065.14	3027.54	
Sp-Asmnt	256.82	757.10	757.10	456.94	

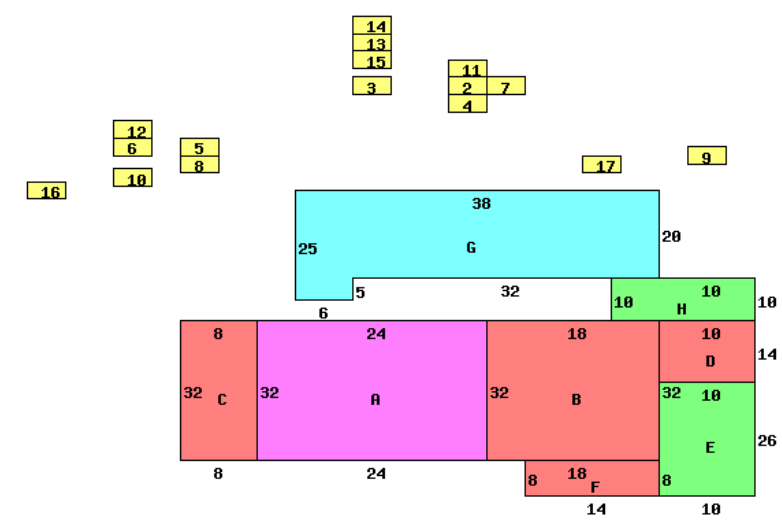
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	F/C	M		768		b	ADDTN
2 B	F/C	A		576		c	ADDTN
1	F/C	A		256		d	ADDTN
1 B	F/C	A		140		e	PORCH
1	OFF	P		260	7800	f	ADDTN
04	F/C	A		112		g	OTHER
	FFP	O		790	9480	h	PORCH
				150	6000		

#: 18 & 19 L/W
 120900180000 16.41a
 120900190000 9.46a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
147	1	2025-04-01	BONTRAGER WILLIAM & EDNA	LSD *	0	407860	197230
138	1	2025-03-26	BONTRAGER WILLIAM	1CT	0	407860	197230
669	1	1996-10-22	BONTRAGER WILLIAM & EMMA	LWD	90000	65310	17910
797	1	1995-08-22	THOMPSON BERVIL L JR ETA	LWD	0	65310	17910

Year	Land	Bldg	Total	Net Tax
2021	34450	53330	87780	3891.80
2020	34450	53330	87780	3897.10

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



17284 TR 217 43340

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	1852 131090
	Full Upper	FRAME	1344 64620
	Basement		716 13530
	Subtotal		209240
Shingle	Roof	GABLE	
Plaster/Drywall	X X	Heating	-3780
Panelled Wall	X	Plumbing	-3800
Unfinished Wall	X	Extra Features	23280
Floor/Pine	X X	Total Value	224940
Number of Rooms	1 3 1		
Bedrooms	1 4		
		PUB ELECTRIC	
		PRIV WATER	
		PRIV SEWER	
		PUB PAVED ST/RD	
		Neighborhood:	
		Code:	1000
		Dwl/Gar/NC%	1.1900

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 B F		3196		D	2010AV		179950	.12	.20	150760
2 Flat Barn		70X60	4200		D	OLD/AV		40320	.80	.50	4030
3 Silo	*SV 0	14X30	420		D	OLD/FR		200			200
4 Lean-To		15X24	360		D	2003AV		2300	.50	.20	920
5 Pole Build		40X44	1760		D	2003AV		20420	.50	.20	8170
6 Crib/Grana		60X50	3000		D	1997AV		24000	.55	.20	8640
7 P	CAN	9X70	630		D	OLD/FR		4030	.70	.20	970
8 P	CAN	8X32	256		D	OLD/FR		1640	.70	.20	390
9 Grain Bin	*PP	14X16	224		C	1950FR		0			0
10 Shed		10X16	160		D	OLD/FR		1540	.70	.50	230
11 Lean-To			965		D	OLD/FR		6180	.70	.20	1480
12 P	CAN	10X60	600		D	OLD/FR		3840	.70	.20	920
13 Pole Build		32X90	2880		D	2017AV		27650	.20	.20	17700
14 Lean-To		14X32	448		D	2017AV		2870	.20	.20	1840
15 P	CAN	8X30	240		D	2017AV		1540	.20	.20	990
16 Shed	*PP	8X12	96		D	2018AV		0			0
17 Shed	*PP	10X12	120		D	2010AV		0			0

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	12.1377	6030	73190	2660	32290
C 2	BOB BLOUNT SILT LOAM, 2	24.8906	5770	143620	2360	58740
C 39	PM PEWAMO SILTY CLAY L	22.6000	6490	146670	3560	80460
W 1	BOA BLOUNT SILT LOAM 0-	.6390	3610	2310	770	490
W 2	BOB BLOUNT SILT LOAM, 2	3.9282	3130	12300	470	1850
W 39	PM PEWAMO SILTY CLAY L	3.8310	5370	20570	1670	6400
680	HSITE HOMESITE - AMISH DW	1.0000	9200	9200	9200	9200
980	ROAD ROAD	.9735				

70 407860 (100%) 189430 CAUV # 2840
 142750 (35%) 66300

Call Back: Sign: PSN Date: 2015-02-09 Lister: 12-090017.0000-v082020R
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