DUDLEY TWP
RIDGEMONT SD 00110

Hardin County, Ohio
Michael T. Bacon, Auditor

12-090030.0000 AGR
E23 2026

sale

2023 MAST IVAN W	2021-07-06	
2024 MAST IVAN W	2021-07-06	
2025 MAST IVAN W	2021-07-06	
2026 MAST IVAN W	2021-07-06 11079	6.81A
17507 CR 219	1WD	
	$235,000	
MT VICTORY OH 43340		

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

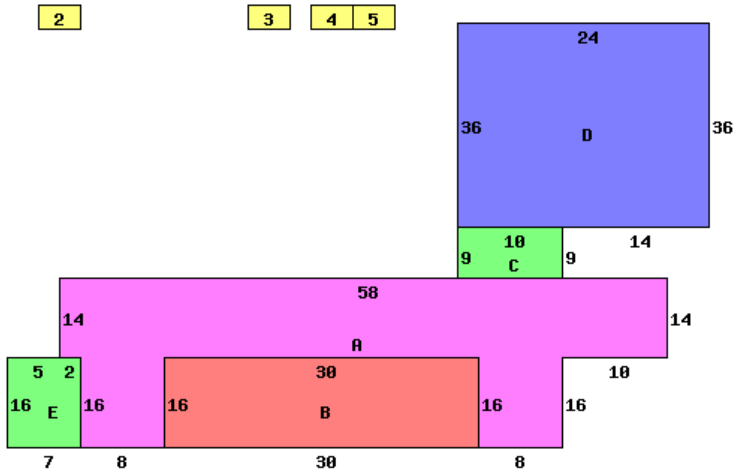
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	6.8100	6.8100	6.8100	6.8100	6.8100			
Land100%	41430	41430	41430	41430		41430	60110	60100
Bldg100%	79770	79770	79770	79770		79770	106460	106450
Totl100%	121200t	121200t	121200t	121200t		121200t	166570t	166550t
Cauv100%	22230	22230	22230	22230		41430	60110	25660
Tax Value:								
Land 35%	7780	7780	7780	7780		7780	8980	21040
Bldg 35%	27920	27920	27920	27920		27920	37260	37260
Totl 35%	35700t	35700t	35700t	35700t		35700t	46240t	58290t
Hmstd35%	28480	28480	28480	28480		28480	39270	
Owner Oc	25.12	25.08	24.98	24.98	24.98	hmstd 3220 l	25260 b	
Hmstd RB								
Net Tax	1321.60	1406.28	1388.80	1388.80	1388.80			
		253.50	269.42	266.12				
Sp-Asmnt	32.67	32.67	32.67	32.67				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1068		a	*MAIN
1H	F/C	A		480		b	ADDTN
	EFP	P		90	3600	c	PORCH
	F2	G		864	20740	d	GRAGE
	PAT	P		112	340	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
316	1	2021-07-06	MAST IVAN W	1WD		235000	508800	66430
518	1	2020-12-21	CHAMBERLIN JERRY L TRUSTE	1AF	*	0	508800	66430
307	1	2002-07-23	CHAMBERLIN JUNIOR O TRUS	1AF	*	0	143830	50940
744	1	1994-08-16	CHAMBERLIN JUNIOR OTIS &	1QC	*	0	0	122510

Year	Land	Bldg	Total	Net Tax
2022	4970	23250	28220	1218.00
2021	8790	23250	32040	1028.64

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



17507 CR 219 43340

Occupancy 1 Single Family

Story Height 1H
Floor Level
Metal

			*DWELLING COMPUTATIONS Sq-Ft	Value
Main	FRAME		1548	122260
Part Upper	FRAME		480	25700
Subtotal				147960
Roof	GABLE			

B 1 2 U A

	Bldg Type	SHB+	Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1	F/C		2028		C-	1910AV	158560	.55	.15	98860
2	Flat Barn	1	F 0	34X58	1972		D	1910AV	18930	.80	.50	1890
3	Crib/Grana	1	F 0	30X30	900		D	OLD/AV	7200	.65		2520
4	P		CAN	6X27	162		C	1987AV	1300	.65		460
5	Pole Build	1	P 0	24X27	648		C	1987AV	7780	.65		2720

Plaster/Drywall	P P	Air Conditioning	3540
Floor/Pine	X X	Garages and Carports	20740
Floor/Carpet	X	Extra Features	3940
Number of Rooms	4 2	Total Value	176180
Bedrooms	1 2		
		PUB ELECTRIC	
Central Heat	A	PRIV WATER	
FORCED AIR		PRIV SEWER	
Central A/C	A	PUB PAVED ST/RD	
Plumbing		Topo: ROLLING	
Standard	1		
		Neighborhood:	
		Code:	1000
		Dwl/Gar/NC%	1.6300

Tab #	SOIL		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 2	BOB	BLOUNT SILT LOAM, 2	3.7920	8370	31740	2230	8460
C 33	NE	NEWARK SILT LOAM OC	1.7860	8410	15020	2160	3860
680	HSITE	HOMESITE - AMISH DW	1.0000	13340	13340	13340	13340
980	ROAD	ROAD	.2320				
			6.81		60100	(100%) 25660	CAUV # 4509
					21040	(35%) 8980	

Call Back: Sign: PSN Date: 2015-02-09 Lister: 12-090030.0000-v082020R