DUDLEY TWP
RIDGEMONT SD 00110

Hardin County, Ohio
Michael T. Bacon, Auditor

12-090035.0000 AGR
E03 2026

sale

2023 MCCULLOUGH CHARLES R	2021-11-09	
2024 MCCULLOUGH CHARLES R	2021-11-09	
2025 MCCULLOUGH CHARLES R	2021-11-09	
2026 MCCULLOUGH CHARLES R &	2021-11-09 11080 123.992A	
16490 TR 217	6WD	
	$0	
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	11.0000	11.0000	123.9920	123.9920	123.9920				
Land100%	72110	72110	719770	719770		719770	1043860	1043870	
Bldg100%	96540	96540	96540	96540		96540	126940	126950	
Totl100%	168660t	168660t	816310t	816310t		816310t	1170800t	1170820t	
Cauv100%	40140	40140	317600	317600		719770	1043860	303810	
Tax Value:									
Land 35%	14050	14050	111160	111160		111160	106330	365350	
Bldg 35%	33790	33790	33790	33790		33790	44430	44430	
Totl 35%	47840t	47840t	144950t	144950t		144950t	150760t	409790t	
Hmstd35%	34030	34030	34030	34030		34030	47030		
Owner Oc	30.00	29.98	29.84	29.84	29.84	hmstd 5250 l	28780 b		
Hmstd RB									
Net Tax	1774.68	1888.10	5710.44	5710.44	5710.44				
Cauv Sav	620.74	422.12	448.64	5574.32					
Sp-Asmnt	58.46	58.46	470.44	470.44					

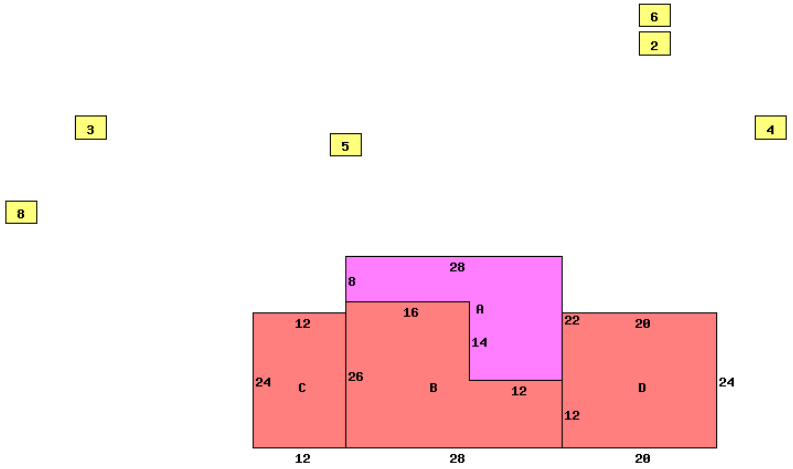
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		392		a	*MAIN
1HB	F	A		560		b	ADDTN
1	F/C	A		288		c	ADDTN
1	F/C	A		480		d	ADDTN

#: 2,3,4,40,48 L/W
2025 duplicate combined all parcels
120900020000 7.72a
120900030000 69.768a
120900040000 23.26a
120900400000 9.49a
120900480000 2.754a

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
499	6	2021-11-09	MCCULLOUGH CHARLES R & MI	6WD *	0	64860	82690

Year	Land	Bldg	Total	Net Tax
2022	8610	28940	37550	1623.20
2021	8610	28940	37550	1271.90

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



16490 TR 217 43340

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1720	127070
	Part Upper	FRAME	560	28380
	Basement		476	9120
	Subtotal			164570
Shingle	Roof	GABLE		

	B	1	2	U	A		
Plaster/Drywall		X	X			Air Conditioning	3950
Unfinished Wall	X					Plumbing	2100
Floor/Pine		X	X			Total Value	170620
Floor/Carpet		X					
Floor/Concrete	X					PUB ELECTRIC	
Number of Rooms		1	5	3		PRIV WATER	
Bedrooms			3			PRIV SEWER	
						PUB PAVED ST/RD	
Central Heat			A				
FORCED AIR						Neighborhood:	
Heat Pump			A			Code:	1000
Central A/C			A			Dwl/Gar/NC%	1.6300
Plumbing							
Standard		1					
Extra 3 Fixture		1					

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1HB F		2280		C-	1910AV	153560	.55		112640
2	Hog House	*SV 0	24X60	1440			1974FR	600			600
3	Grain Bin	*PP M	30X18	540		C	1985AV	0			0
4	Finishing	P	50X90	4500		C	1979AV	67500	.65	.50	11810
5	Shed	*NV 0	8X12	96			1972PR	0			0
6	Hog House	*SV 0	24X60	1440			1970FR	600			600
8	Shed		18X30	540		D	OLD/PR	5180	.75		1300

Tab #		S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-		5.6512	8740	49390	2550	14410
C 2	BOB	BLOUNT SILT LOAM, 2		69.9335	8370	585340	2230	155950
C 15	GYB2	GLYNWOOD CLAY LOAM		7.1094	7280	51760	1110	7890
C 39	PM	PEWAMO SILTY CLAY L		25.4446	9410	239430	3450	87780
W 1	BOA	BLOUNT SILT LOAM 0-		1.9188	5230	10040	230	440
W 2	BOB	BLOUNT SILT LOAM, 2		5.5462	4540	25180	230	1280
W 39	PM	PEWAMO SILTY CLAY L		3.0148	7790	23490	230	690
670	HSITE	HOMESITE		1.0000	21750	21750	21750	21750
980	ROAD	ROAD		.3739				
C 39	PM	PEWAMO SILTY CLAY L		3.8562	9410	36290	3450	13300
C 2	BOB	BLOUNT SILT LOAM, 2		.1434	8370	1200	2230	320
				123.992		1043870	(100%) 303810	CAUV # 4463
						365350	(35%) 106330	

Call Back: Sign: PSN Date: 2015-02-09 Lister: 12-090035.0000-v082020R