

DUDLEY TWP
RIDGEMONT SD

00110

Hardin County, Ohio
Michael T. Bacon, Auditor

12-090037.0000
E48

AGR
2025

sale

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

2022 MCGUE ROBERT M & JANE	1999-06-09	
2023 MCGUE ROBERT M & JANE	1999-06-09	
2024 MCGUE ROBERT M & JANE	1999-06-09	
2025 MCGUE ROBERT M & JANET	1999-06-09	11079 10.998A
17652 TR 217	LWD	
MT VICTORY OH 43340	\$72,000	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	10.9980	10.9980	10.9980	10.9980	
Land100%	64030	71200	71200	71200	71200
Bldg100%	102110	129340	129340	129340	129340
Totl100%	166140t	200540t	200540t	200540t	200540t
Cauv100%	23710	38860	38860	38860	38850

Orig Tax Year 1997
Parent: 12-090020.0000

Tax Value:					
Land 35%	8300	13600	13600	13600	24920
Bldg 35%	35740	45270	45270	45270	45270
Totl 35%	44040t	58870t	58870t	58870t	70190t
Hmstd35%	35280	44390	44390	44390	43890
Owner Oc	37.00	39.14	39.10	38.50	
Hmstd RB	376.32	337.84	384.32	393.06	
Net Tax	1526.86	1843.76	1936.90	1899.80	
Cauv Sav	621.62	427.04	453.84	448.28	
Sp-Asmnt	46.06	86.78	86.78	60.60	

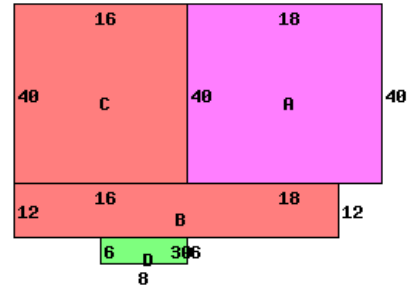
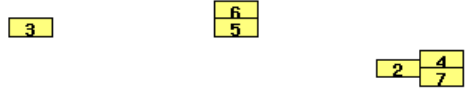
hmstd 5250 1 38640 b

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		720		a	*MAIN
1	F	A		360		b	ADDTN
1	F/C	A		640		c	ADDTN
	DK	F		48	720	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
319	1	1999-06-09	MCGUE ROBERT M & JANET K	LWD	72000	21910	35860
389	1	1996-07-02	YODER DANIEL A & SUSIE M	1SD	25500	0	0

Year	Land	Bldg	Total	Net Tax
2021	8300	35740	44040	1557.50
2020	8300	35740	44040	1559.62

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



17652 TR 217 43340

Occupancy 1 Single Family		*DWELLING COMPUTATIONS
Story Height 1	Main	FRAME
Floor Level	Subtotal	127070
Metal	Roof	GABLE
Plaster/Drywall	X	Air Conditioning 2980
Floor/Pine	X	Plumbing 1400
Floor/Carpet	X	Extra Features 720
Number of Rooms	5	Total Value 132170
Bedrooms	2	
Central Heat	X	PUB ELECTRIC
PROPANE		PRIV WATER
Central A/C	A	PRIV SEWER
Plumbing		PUB PAVED ST/RD
Standard	1	Neighborhood:
Extra 2 Fixture	1	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	1 AF	1720	1720		C-	1997GD		118950	.22		110410
2 Pole Build	1 M	30X48	1440		C	1997AV		20880	.55		9400 CONCRET FL
3 Shed	*PP M	8X10	80			1997AV		0			0
4 Lean-To		24X24	576		D	1997AV		3690	.55		1660
5 Shop-Stud			1090		C	1990AV		16350	.65		5720
6 P	OPF	8X21	168		D	1990AV		4030	.65		1410
7 Lean-To		16X16	256		D	1997AV		1640	.55		740
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv					
C 2	BOB BLOUNT SILT LOAM, 2	8.6724	5770	50040	2360	20470					
C 39	PM PEWAMO SILTY CLAY L	.9494	6490	6160	3560	3380					
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000					
980	ROAD ROAD	.3762									
		10.998		71200	(100%)	38850					CAUV # 2973
				24920	(35%)	13600					