DUDLEY TWP
RIDGEMONT SD 00110

Hardin County, Ohio
Michael T. Bacon, Auditor

12-090037.0000 AGR
E48 2026

sale

2023 MCGUE ROBERT M & JANE	1999-06-09	
2024 MCGUE ROBERT M & JANE	1999-06-09	
2025 MCGUE ROBERT M & JANE	1999-06-09	
2026 MCGUE ROBERT M & JANET	1999-06-09 11079 10.998A	
17652 TR 217	1WD	
	$72,000	
MT VICTORY OH 43340		

Orig Tax Year 1997
Parent: 12-090020.0000

Eff Rate: 41.25 43.62 43.11 43.11 a/r

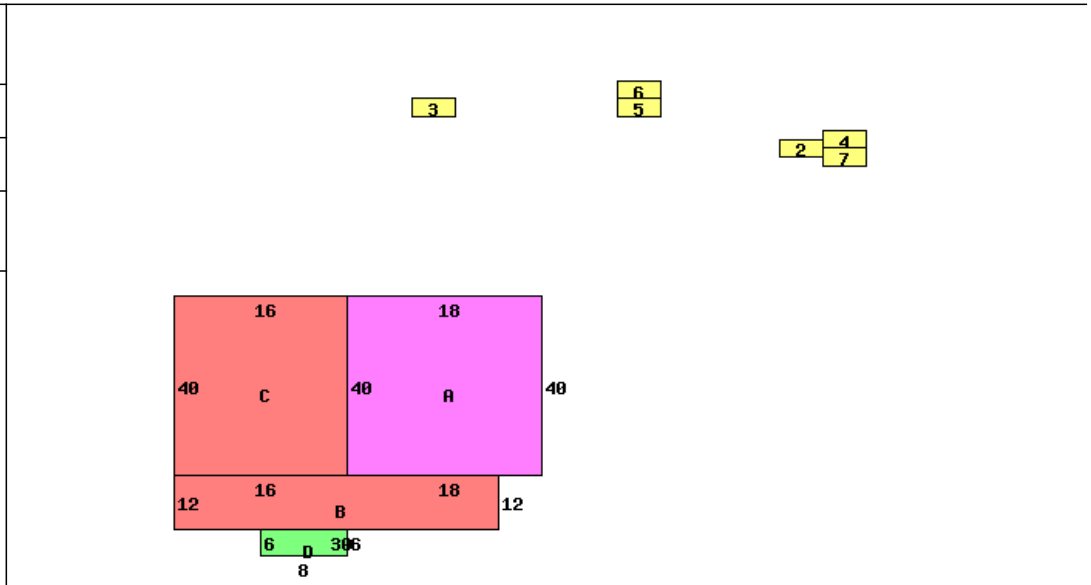
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	10.9980	10.9980	10.9980	10.9980	10.9980			
Land100%	71200	71200	71200	71200		71200	103260	103260
Bldg100%	129340	129340	129340	129340		129340	170170	170160
Totl100%	200540t	200540t	200540t	200540t		200540t	273430t	273420t
Cauv100%	38860	38860	38860	38860		71200	103260	32800
Tax Value:								
Land 35%	13600	13600	13600	13600		13600	11480	36140
Bldg 35%	45270	45270	45270	45270		45270	59560	59560
Totl 35%	58870t	58870t	58870t	58870t		58870t	71040t	95700t
Hmstd35%	44390	44390	43890	43890		43890	60540	
Owner Oc	39.14	39.10	38.50	38.50	38.50	hmstd 5250 l	38640 b	
Hmstd RB	337.84	384.32	393.06	393.06	393.06			
Net Tax	1843.76	1936.90	1899.80	1899.80	1899.80			
Cauv Sav	621.62	427.04	453.84	448.28				
Sp-Asmnt	86.78	86.78	60.60	60.60				

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	P		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 1WD	72000	21910	35860
389	1	1996-07-02	YODER DANIEL A & SUSIE	M 1SD	25500	0	0

Year	Land	Bldg	Total	Net Tax
2022	8300	35740	44040	1526.86
2021	8300	35740	44040	1557.50

p r o j e c t		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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1720	127070
	Subtotal			127070
Metal	Roof	GABLE		

B 1 2 U A

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		
		PUB ELECTRIC	
Central Heat	X	PRIV WATER	
PROPANE		PRIV SEWER	
Central A/C	A	PUB PAVED ST/RD	
Plumbing			
Standard	1	Neighborhood:	
Extra 2 Fixture	1	Code:	1000
		Dwl/Gar/NC%	1.6300

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value	
1	DWELLING	1 AF		1720		C-	1997GD	118950	.22		151230	
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	OFP	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	4.1105	8370	34400	2230	9170
C	39	PM	PEWAMO SILTY CLAY L	.1894	9410	1780	3450	650
	670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
	980	ROAD	ROAD	.3762				
P	2	BOB	BLOUNT SILT LOAM, 2	4.5619	8370	38180	230	1050
P	39	PM	PEWAMO SILTY CLAY L	.7600	9410	7150	230	180
				10.998		103260	(100%)	32800
						36140	(35%)	11480

CAUV # 2973

Call Back: Sign: PSN Date: 2015-02-09 Lister:

12-090037.0000-v082020R