DUDLEY TWP
RIDGEMONT SD 00110

Hardin County, Ohio
Michael T. Bacon, Auditor

12-090043.0000 RES
E49 2026

sale

2023 FENWICK CHAD M	2017-03-01	
2024 FENWICK CHAD M	2017-03-01	
2025 FENWICK CHAD M	2017-03-01	
2026 FENWICK CHAD M	2017-03-01 11079	3.002A
17736 TR 217	1WD	
	$134,900	
MT VICTORY OH 43340		

Orig Tax Year 2000
Parent: 12-090037.0000

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

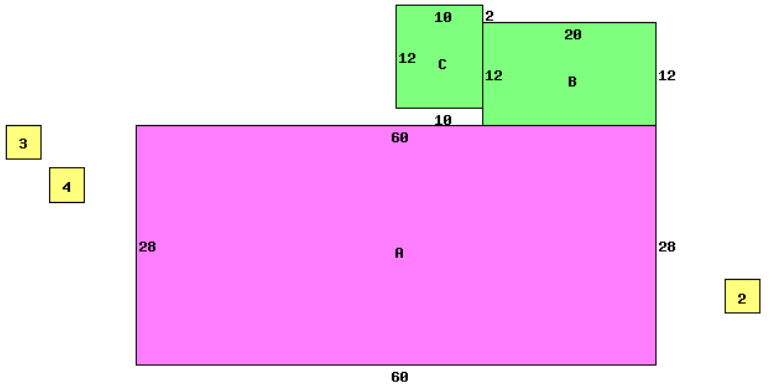
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	3.0020	3.0020	3.0020	3.0020	3.0020			
Land100%	25000	25000	25000	25000		25000	27260	27260
Bldg100%	115110	115110	115110	115110		115110	156290	156290
Totl100%	140110t	140110t	140110t	140110t		140110t	183540t	183550t
Cauv100%								
Tax Value:								
Land 35%	8750	8750	8750	8750		8750	9540	9540
Bldg 35%	40290	40290	40290	40290		40290	54700	54700
Totl 35%	49040t	49040t	49040t	49040t		49040t	64240t	64240t
Hmstd35%	44240	44240	44240	44240		44240	59450	
Owner Oc	39.02	38.96	38.80	38.80	38.80	hmstd 5250 l	38990 b	
Hmstd RB								
Net Tax	1810.92	1927.22	1903.28	1903.28	1903.28			
Sp-Asmnt	22.68	22.68	22.68	22.68				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1680		a	*MAIN
	DK	P		240	3600	b	PORCH
	DK	P		120	1800	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
84	1	2017-03-01	FENWICK CHAD M	1WD	134900	16510	89060
31	1	2013-01-22	SNYDER JASON A & JENNIFER	1WD	121000	16510	99630
318	1	1999-06-09	MCGUE JAMES A	1WD	7000	0	0

Year	Land	Bldg	Total	Net Tax
2022	6510	42130	48640	2095.20
2021	6510	42130	48640	2137.26

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



17736 TR 217 43340

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1680	125850
	Subtotal			125850
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Plumbing	2100
Floor/Carpet	X	Extra Features	5400
Number of Rooms	6	Total Value	133350
Bedrooms	3		
		PUB ELECTRIC	
Central Heat	A	PRIV WATER	
FORCED AIR		PRIV SEWER	
Plumbing			
Standard	1	Neighborhood:	
Extra 3 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 F/C		1680		C-	2002AV	120020	.22		152590
2	POND	*.25		0			OLD/	0			0
3	Pole Barn		20X28	560		C	2007AV	6720	.45		3700
4	Shed	*PP	6X6	36			2002AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	2.0020				5000	5000	10010	10010

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

12-090043.0000-v082020R