

DUDLEY TWP
RIDGEMONT SD

00110

Hardin County, Ohio
Michael T. Bacon, Auditor

12-100006.0000
C25

AGR
2023

sale

Eff Rate:- 49.27 — 49.21 — 48.25 — 41.25 — a/r

2020 CREAMER SANDRA KAY	2010-07-19		
2021 CREAMER SANDRA KAY	2010-07-19		
2022 CREAMER SANDRA KAY	2010-07-19		
2023 CREAMER SANDRA KAY	2010-07-19	12115	12.807A
17382 TR 195	1		
KENTON OH 43326	\$0		14.0-06-10-006

Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	111	111	111	111	111
Acres	12.8070	12.8070	12.8070	12.8070	
Land100%	65400	65400	65400	72710	72710
Bldg100%	71340	71340	71340	98110	98110
Totl100%	136740t	136740t	136740t	170830t	170820t
Cauv100%	20570	20570	20570	36660	36650
Tax Value:					
Land 35%	7200	7200	7200	12830	25450
Bldg 35%	24970	24970	24970	34340	34340
Totl 35%	32170t	32170t	32170t	47170t	59790t
Hmstd35%	27870	27870	27870	37640	
Owner Oc	29.76	29.74	29.22	33.20	
Hmstd RB					
Net Tax	1417.82	1415.90	1388.02	1746.20	
Cauv Sav	706.02	705.04	691.24	476.06	
Sp-Asmnt	20.66	20.66	20.66	27.04	

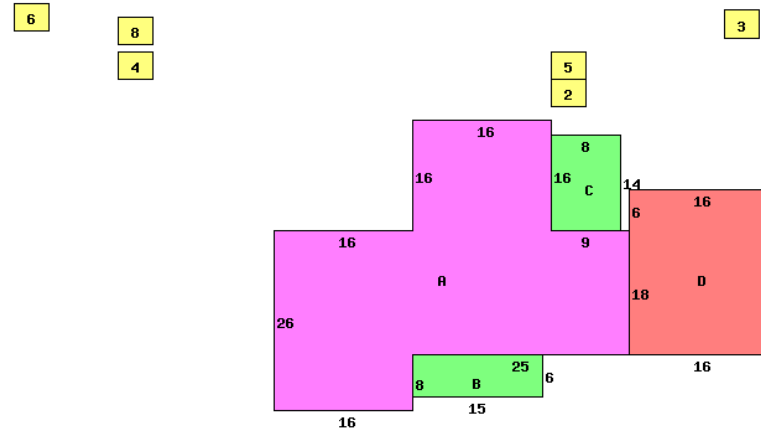
hmstd 5250 1 32390 b

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 B	F	M		1122			
	EFF	P		90	3600	b	PORCH
	EFF	P		112	4480	c	PORCH
	F/C	A		384		d	ADDTN

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
274	1	2010-07-19	CREAMER SANDRA KAY	1 *	0	31660	49310
89	1	1996-02-21	CREAMER SHAUN S & SANDRA	1SD	72000	15400	30400
70	1	1993-02-01	CONNOLLY BRIAN & LISA	1WD *	43500	0	39510

Year	Land	Bldg	Total	Net Tax
2019	10170	20220	30390	1216.32
2018	10170	20220	30390	1203.44

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2023			
500 HARDIN COUNTY LANDFILL	XA/2023			
348 KARG-SCIOTO RIVER	XA/2023			



17382 TR 195 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	1506	118940
Main	FRAME	
Basement		280 5500
Subtotal		124440
Shingle	Roof	GABLE
B 1 2 U A		
Plaster/Drywall	X	Air Conditioning 2560
Panelled Wall	X	Plumbing 2100
Unfinished Wall	X	Extra Features 8080
Floor/Hardwood	X	Total Value 137180
Floor/Carpet	X	
Number of Rooms 1 6		PUB ELECTRIC
Bedrooms 3		PRIV WATER
		PRIV SEWER
Central Heat	A	PUB PAVED ST/RD
FORCED AIR		Topo: ROLLING
Central A/C	A	
Plumbing		Neighborhood:
Standard	1	Code: 1000
Extra 3 Fixture	1	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 B F	1506			C-	OLD/GD		123460	.40		88150
2 Garage	CB 0	20X22	440		C	1920AV		10560	.65		4400
3 Shed	*SV 0	12X20	240			OLD/FR		200			200
4 Flat Barn	1 F 0	30X70	2100		D	OLD/FR		20160	.80	.50	2020
5 Lean-To		12X15	180		D	1920AV		1150	.65		400
6 Shed		22X32	704		D	1976AV		6760	.65		2370
7 Shed	*SV P	12X16	192			OLD/FR		200			200
8 Lean-To		12X16	192		D	OLD/FR		1230	.70		370
Tab #	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv				
C 2	BOB	BLOUNT SILT LOAM, 2	1.3777	5770	7950	2360	3250				
C 8	EE	EEL SILT LOAM, OCCA	.6479	5550	3600	2460	1590				
C 14	GWB	GLYNWOOD SILT LOAM	3.1107	5400	16800	1750	5440				
C 16	GVC2	GLYNWOOD CLAY LOAM	.4587	4750	2180	1050	480				
C 33	NE	NEWARK SILT LOAM OC	.4501	5800	2610	2280	1030				
C 35	OCA	OCKLEY LOAM, 0-2% S	1.0923	5900	6440	2630	2870				
C 39	PM	PEWAMO SILTY CLAY L	.5897	6490	3830	3560	2100				
W 2	BOB	BLOUNT SILT LOAM, 2	.2976	3130	930	470	140				
W 8	EE	EEL SILT LOAM, OCCA	2.7792	3990	11090	1460	4060				
W 14	GWB	GLYNWOOD SILT LOAM	.4826	2830	1370	750	360				
W 35	OCA	OCKLEY LOAM, 0-2% S	.1912	4450	850	1630	310				
W 39	PM	PEWAMO SILTY CLAY L	.0119	5370	60	1670	20				
670	HSITE	HOMESITE	1.0000	15000	15000	15000	15000				
980	ROAD	ROAD	.3174								
						12.807	72710	(100%)	36650	CAUV #	2808
							25450	(35%)	12830		