DUDLEY TWP
RIDGEMONT SD 00110

Hardin County, Ohio
Michael T. Bacon, Auditor

12-100006.0000 AGR
C25 2025

sale

2022	CREAMER SANDRA KAY	2010-07-19
2023	CREAMER SANDRA KAY	2010-07-19
2024	CREAMER SANDRA KAY	2010-07-19
2025	CREAMER SANDRA KAY	2010-07-19 12115 12.807A
	17382 TR 195	1
		$0
	KENTON OH 43326	

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

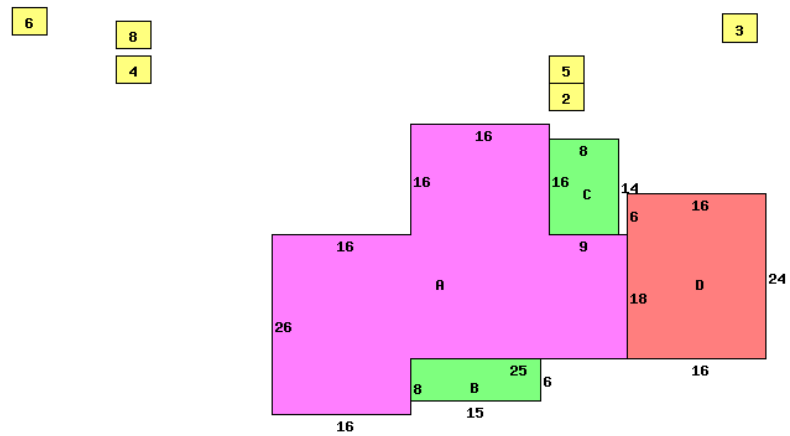
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	12.8070	12.8070	12.8070	12.8070	
Land100%	65400	72710	72710	72710	72710
Bldg100%	71340	98110	98110	98110	98110
Totl100%	136740t	170830t	170830t	170830t	170820t
Cauv100%	20570	36660	36660	36660	36650
Tax Value:					
Land 35%	7200	12830	12830	12830	25450
Bldg 35%	24970	34340	34340	34340	34340
Totl 35%	32170t	47170t	47170t	47170t	59790t
Hmstd35%	27870	37640	37640	37640	
Owner Oc	29.22	33.20	33.16	33.02	hmstd 5250 l 32390 b
Hmstd RB					
Net Tax	1388.02	1746.20	1858.06	1835.00	
Cauv Sav	691.24	476.06	505.98	499.76	
Sp-Asmnt	20.66	27.04	34.20	46.97	

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

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
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
2021	7200	24970	32170	1415.90
2020	7200	24970	32170	1417.82

p r o j e c t		ben acres / % factor
902 MAIN DISTRICT CONSERVANCY	XA/2025	
500 HARDIN COUNTY LANDFILL	XA/2025	
348 KARG-SCIOTO RIVER	XA/2025	



17382 TR 195 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1506	118940
	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 FtxFt	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	GYC2	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
					25450	(35%)	12830

CAUV # 2808

Call Back: Sign: PSN Date: 2015-02-12 Lister: 12-100006.0000-v082020R