

DUDLEY TWP
RIDGEMONT SD

00110

Hardin County, Ohio
Michael T. Bacon, Auditor

12-100006.0000
C25

AGR
2025

sale

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

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				
KENTON OH 43326	\$0				

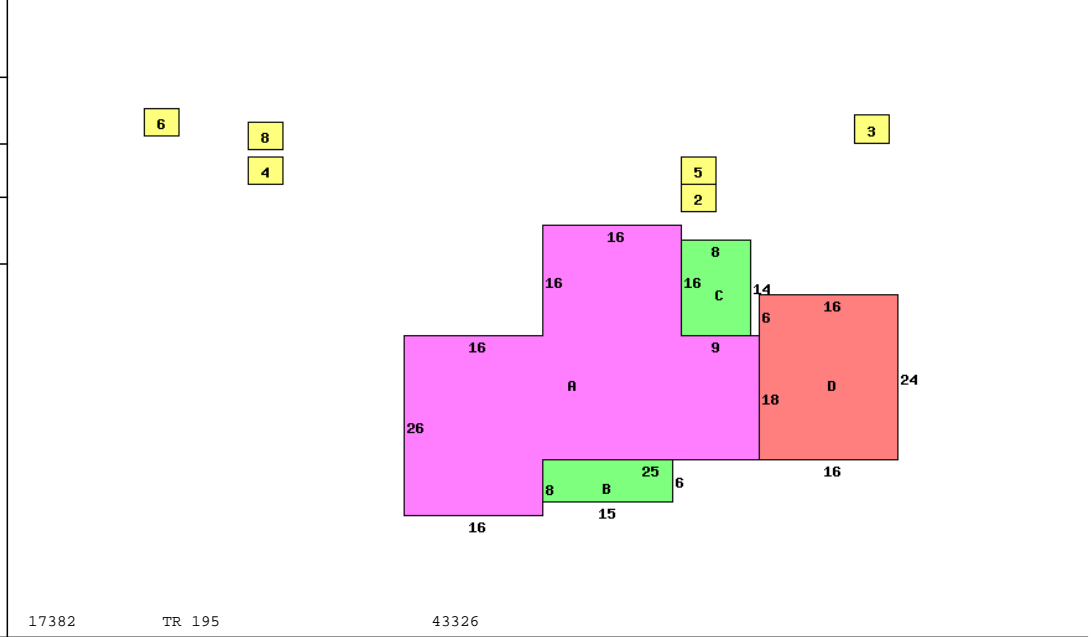
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	111	111	111	111	111	111
Acres	12.8070	12.8070	12.8070	12.8070	12.8070	72710
Land100%	65400	72710	72710	72710	72710	36660
Bldg100%	71340	98110	98110	98110	98110	98110
Totl100%	136740t	170830t	170830t	170830t	134770t	170820t
Cauv100%	20570	36660	36660	36660	36660	36650
Tax Value:						
Land 35%	7200	12830	12830	12830	12830	25450
Bldg 35%	24970	34340	34340	34340	34340	34340
Totl 35%	32170t	47170t	47170t	47170t	47170t	59790t
Hmstd35%	27870	37640	37640	37640	37640	
Owner Oc	29.22	33.20	33.16	33.02	33.02	hmstd 5250 l 32390 b
Hmstd RB						
Net Tax	1388.02	1746.20	1858.06	1835.00	1835.00	
Net Tax	691.24	476.06	505.98	499.76		
Cauv Sav	20.66	27.04	34.20	46.97		
Sp-Asmnt						

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
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	
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	Grade	Blt/Renov	Cond	Replace	Phy	Fnc	True
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					