DUDLEY TWP
RIDGEMONT SD 00110

Hardin County, Ohio
Michael T. Bacon, Auditor

12-100006.0000 AGR
C25 2026

sale

2023	CREAMER SANDRA KAY	2010-07-19
2024	CREAMER SANDRA KAY	2010-07-19
2025	CREAMER SANDRA KAY	2010-07-19
2026	CREAMER SANDRA KAY	2010-07-19 12115 12.807A
	17382 TR 195	1
		$0
	KENTON OH 43326	

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

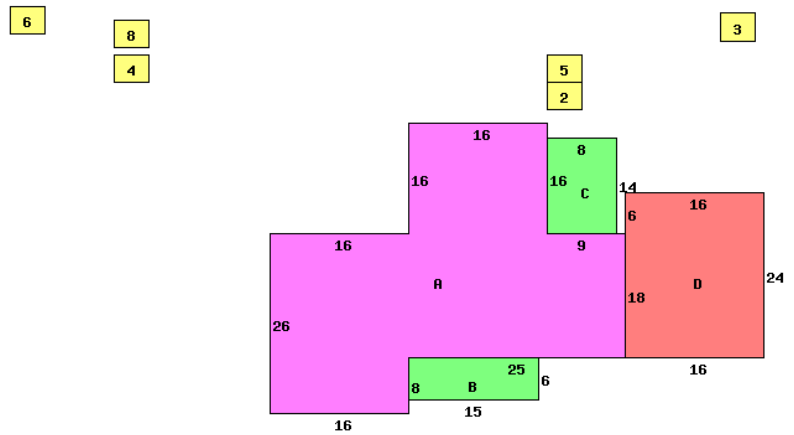
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	12.8070	12.8070	12.8070	12.8070	12.8070			
Land100%	72710	72710	72710	72710		72710	105460	105450
Bldg100%	98110	98110	98110	98110		98110	132310	132320
Totl100%	170830t	170830t	170830t	170830t		170830t	237770t	237770t
Cauv100%	36660	36660	36660	36660		72710	105460	38430
Tax Value:								
Land 35%	12830	12830	12830	12830		12830	13450	36910
Bldg 35%	34340	34340	34340	34340		34340	46310	46310
Totl 35%	47170t	47170t	47170t	47170t		47170t	59760t	83220t
Hmstd35%	37640	37640	37640	37640		37640	51980	
Owner Oc	33.20	33.16	33.02	33.02	33.02	hmstd 5250 l	32390 b	
Hmstd RB								
Net Tax	1746.20	1858.06	1835.00	1835.00	1835.00			
Cauv Sav	691.24	476.06	505.98	499.76				
Sp-Asmnt	27.04	34.20	46.97	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
2022	7200	24970	32170	1388.02
2021	7200	24970	32170	1415.90

project			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%	1.6300

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F		1506		C-	OLD/GD	123460	.40		120740
2	Garage	CB 0	20X22	440		C	1920AV	10560	.65		6020
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	8370	11530	2230	3070
C	8	EE	EEL SILT LOAM, OCCA	.6479	8050	5220	2340	1520
C	14	GWB	GLYNWOOD SILT LOAM	3.1107	7830	24360	1630	5070
C	16	GYC2	GLYNWOOD CLAY LOAM	.4587	6890	3160	870	400
C	33	NE	NEWARK SILT LOAM OC	.4501	8410	3790	2160	970
C	35	OCA	OCKLEY LOAM, 0-2% S	1.0923	8560	9350	2520	2750
C	39	PM	PEWAMO SILTY CLAY L	.5897	9410	5550	3450	2040
W	2	BOB	BLOUNT SILT LOAM, 2	.2976	4540	1350	230	70
W	8	EE	EEL SILT LOAM, OCCA	2.7792	5790	16090	230	640
W	14	GWB	GLYNWOOD SILT LOAM	.4826	4100	1980	230	110
W	35	OCA	OCKLEY LOAM, 0-2% S	.1912	6450	1230	230	40
W	39	PM	PEWAMO SILTY CLAY L	.0119	7790	90	230	
	670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
	980	ROAD	ROAD	.3174				
				12.807		105450	(100%)	38430
						36910	(35%)	13450

CAUV # 2808

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