DUDLEY TWP
RIDGEMONT SD 00110

Hardin County, Ohio
Michael T. Bacon, Auditor

12-100029.0000 AGR
C51 2026

sale

2023 BROWN RALPH LOWELL &	2016-01-21	
2024 BROWN RALPH LOWELL &	2016-01-21	
2025 BROWN RALPH LOWELL &	2016-01-21	
2026 BROWN RALPH LOWELL & MI	2016-01-21 12030	96.10A
20884 CR 190	6SD	
	$0	
MT VICTORY OH 43340		

2028 BROWN MINA LEE	2026-02-11	
20884 CR 190	5AF	
MT VICTORY OH 43340		

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	96.1000	96.1000	96.1000	96.1000	96.1000			
Land100%	556740	556740	556740	556740		556740	807430	807430
Bldg100%	81140	81140	81140	81140		81140	111140	111150
Totl100%	637890t	637890t	637890t	637890t		637890t	918570t	918580t
Cauv100%	254540	254540	254540	254540		556740	807430	244420
Tax Value:								
Land 35%	89090	89090	89090	89090		89090	85550	282600
Bldg 35%	28400	28400	28400	28400		28400	38900	38900
Totl 35%	117490t	117490t	117490t	117490t		117490t	124450t	321500t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	4432.08	4710.58	4652.80	4652.80	4652.80			
Cauv Sav	5836.38	3989.98	4240.70	4188.68				
Sp-Asmnt	176.57	181.46	181.46	181.46				

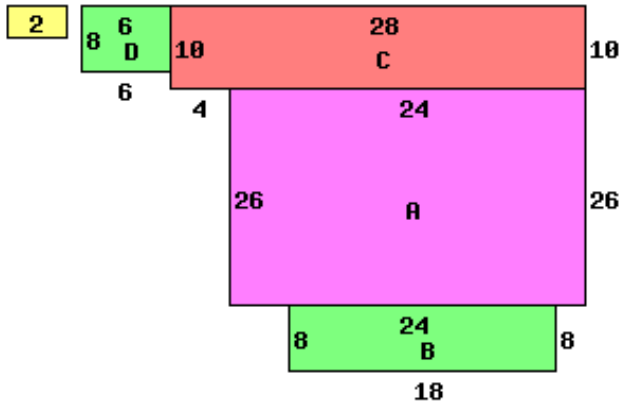
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		624		a	*MAIN
	EFP	P		144	5760	b	PORCH
1 B	F	A		280		c	ADDTN
	STP	P		48	190	d	PORCH

#: 30 & 31 L/W
121000300000 20.30a
121000310000 55.50a

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
85	5	2026-02-11	BROWN MINA LEE	5AF *	0	556740	81140
21	6	2016-01-21	BROWN RALPH LOWELL & MINA	6SD *	0	366230	36630
919	0	1987-10-27		*	0	0	102830

Year	Land	Bldg	Total	Net Tax
2022	45440	22840	68280	3008.10
2021	45440	22840	68280	3068.32

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
141 ASH RUN #889 - SCIOTO RIVER	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



20884 CR 190 43340

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	904	99010
	Part Upper	FRAME	624	30930
	Basement		520	9920
	Subtotal			139860
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X X	Air Conditioning	2750
Unfinished Wall	X	Extra Features	5950
Floor/Hardwood	X X	Total Value	148560
Number of Rooms	1 5 2		
Bedrooms	2	PUB ELECTRIC	
		PRIV WATER	
Central Heat	A	PRIV SEWER	
FORCED AIR		PUB PAVED ST/RD	
Central A/C	A		
Plumbing		Neighborhood:	
Standard	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	1HB F		1528		C-	OLD/GD	133700	.40	.15	111150
2	Shed	*PP	6X6	36			OLD/	0			0

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-	6.8581	8740	59940	2550	17490
C	2	BOB	BLOUNT SILT LOAM, 2	50.9319	8370	426300	2230	113580
C	15	GYB2	GLYNWOOD CLAY LOAM	.9801	7280	7140	1110	1090
C	39	PM	PEWAMO SILTY CLAY L	25.6643	9410	241500	3450	88540
W	1	BOA	BLOUNT SILT LOAM 0-	1.9529	5230	10210	230	450
W	2	BOB	BLOUNT SILT LOAM, 2	3.3361	4540	15150	230	770
W	39	PM	PEWAMO SILTY CLAY L	3.2658	7790	25440	230	750
	670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
	980	ROAD	ROAD	2.1108				
				96.1		807430	(100%)	244420
						282600	(35%)	85550

CAUV # 1217

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

12-100029.0000-v082020R