

DUDLEY TWP
RIDGEMONT SD

00110

Hardin County, Ohio
Michael T. Bacon, Auditor

12-100029.0000
C51

AGR
2025

sale

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

2022 BROWN RALPH LOWELL &	2016-01-21				
2023 BROWN RALPH LOWELL &	2016-01-21				
2024 BROWN RALPH LOWELL &	2016-01-21				
2025 BROWN RALPH LOWELL & MI	2016-01-21	12030	96.10A		
20884 CR 190	6SD				
MT VICTORY OH 43340	\$0				

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	111	111	111	111	111	111
Acres	96.1000	96.1000	96.1000	96.1000	96.1000	556740
Land100%	508340	556740	556740	556740	254540	81140
Bldg100%	65260	81140	81140	81140	81140	637880t
Totl100%	573600t	637890t	637890t	637890t	335690t	254540
Cauv100%	129830	254540	254540	254540		

2027 BROWN MINA LEE	2026-02-11				
20884 CR 190	5AF				
MT VICTORY OH 43340					

Tax Value:						
Land 35%	45440	89090	89090	89090	89090	194860
Bldg 35%	22840	28400	28400	28400	28400	28400
Totl 35%	68280t	117490t	117490t	117490t	117490t	223260t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	3008.10	4432.08	4710.58	4652.80	4652.80	
Cauv Sav	5836.38	3989.98	4240.70	4188.68		
Sp-Asmnt	176.57	176.57	181.46	181.46		

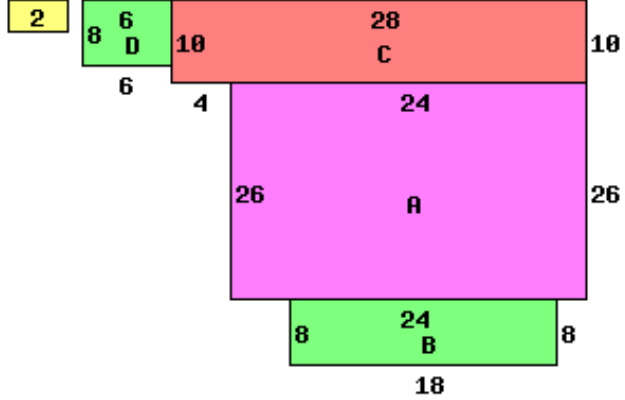
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1HB	F	M		624		b	PORCH
1 B	EFP	P		144	5760	c	ADDIN
	F	A		280		d	PORCH
	STP	P		48	190		

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

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
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
2021	45440	22840	68280	3068.32
2020	45440	22840	68280	3072.46

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	
Story Height	1H	Sq-Ft	Value
Floor Level	Main	FRAME	904 99010
	Part Upper	FRAME	624 30930
	Basement		520 9920
	Subtotal		139860
Metal	Roof	GABLE	
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%	1.1900

Bldg Type	SHB+Cons	DixHt	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	81140	
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	6030	41350	2660	18240					
C 2	BOB	BLOUNT SILT LOAM, 2	50.9319	5770	293880	2360	120200					
C 15	GYB2	GLYNWOOD CLAY LOAM	.9801	5020	4920	1230	1210					
C 39	PM	PEWAMO SILTY CLAY L	25.6643	6490	166560	3560	91370					
W 1	BOA	BLOUNT SILT LOAM 0-	1.9529	3610	7050	770	1500					
W 2	BOB	BLOUNT SILT LOAM, 2	3.3361	3130	10440	470	1570					
W 39	PM	PEWAMO SILTY CLAY L	3.2658	5370	17540	1670	5450					
670	HSITE	HOMESITE	1.0000	15000	15000	15000	15000					
980	ROAD	ROAD	2.1108									
								96.1		556740 (100%)	254540	CAUV # 1217
										194860 (35%)	89090	