DUDLEY TWP
RIDGEMONT SD 00110

Hardin County, Ohio
Michael T. Bacon, Auditor

12-120009.0000 RES
A62 2026

sale

2023	MCFADDEN BRET E & JAC	2022-08-05
2024	MCFADDEN BRET E & JAC	2022-08-05
2025	MCFADDEN BRET E & JAC	2022-08-05
2026	MCFADDEN BRET E & JACOB	2022-08-05 10172 3.061A
	15624 TR 195	2SD
		$325,000
	KENTON OH 43326	

Orig Tax Year 1995
Parent: 12-120001.0000

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

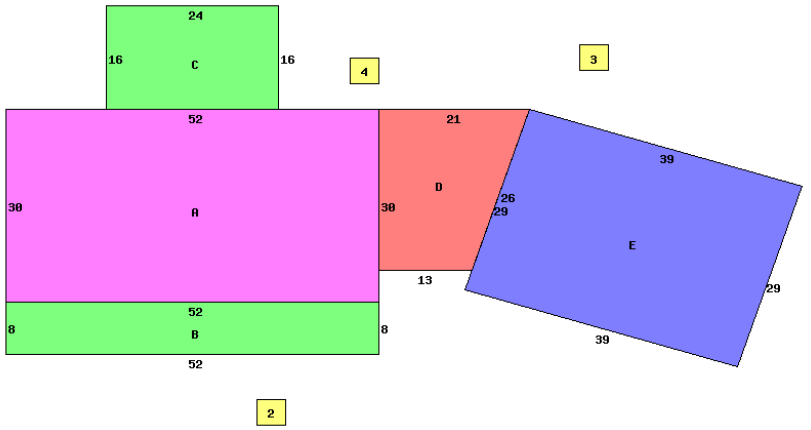
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	3.0600	3.0600	3.0600	3.0600	3.0600			
Land100%	25310	25310	25310	25310		25310	27540	27550
Bldg100%	246600	246600	246600	246600		246600	330660	330670
Totl100%	271910t	271910t	271910t	271910t		271910t	358200t	358220t
Cauv100%								
Tax Value:								
Land 35%	8860	8860	8860	8860		8860	9640	9640
Bldg 35%	86310	86310	86310	86310		86310	115730	115730
Totl 35%	95170t	95170t	95170t	95170t		95170t	125370t	125380t
Hmstd35%	84840	84840	84840	84840		84840	115050	
Owner Oc	74.82	74.74	74.40	74.40	74.40	hmstd 5250 l	79590 b	
Hmstd RB								
Net Tax	3515.28	3740.98	3694.48	3694.48	3694.48			
Sp-Asmnt	21.90	35.40	35.40	35.40				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B+	F	M		1560		a	*MAIN
	OFP	P		416	12480	b	PORCH
	DK	P		384	5760	c	PORCH
1	F/C	A		425		d	ADDTN
	F	G		1172	28130	e	GRAGE

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
401	2	2022-08-05	MCFADDEN BRET E & JACOB T	2SD		325000	18770	207230
350	2	2022-08-05	SMITH TODD TRUSTEE	2AF	*	0	18770	207230
566	11	2014-11-25	SMITH TODD & MONICA TRUST	11Q	*	0	16690	161140
229	1	1996-04-25	SMITH TODD A & MONICA S	1SD		11000	2800	0
928	1	1994-10-11	SMITH TIFFANY A	1WD	*	3000	0	0

Year	Land	Bldg	Total	Net Tax
2022	6570	72530	79100	3033.40
2021	6570	72530	79100	3094.30

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



15624 TR 195 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1985	136830
	Qtr Story	FRAME	1560	5740
	Basement		1560	28860
	Subtotal			171430
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D		Air Conditioning	3510
Unfinished Wall		X	Plumbing	1400
Floor/Hardwood	X		Garages and Carports	28130
Floor/Carpet	X		Extra Features	18240
Floor/Tile-Lino	X		Total Value	222710
Number of Rooms	1	5		
Bedrooms	1		PUB ELECTRIC	
			PRIV WATER	
Central Heat	A		PRIV SEWER	
FORCED AIR			PUB PAVED ST/RD	
Heat Pump	A			
Central A/C	A		Neighborhood:	
Plumbing			Code:	1000
Standard	1		Dwl/Gar/NC%	1.6300
Extra 2 Fixture	1			

	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		1985		C+	1996GD	244980	.22		311470
2	POND	*.30A		0			OLD/	0			0
3	Pole Build		50X64	3200		C	2003AV	38400	.50		19200
4	JACUZZI	*PP		0			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	2.0600				5000	5000	10300	10300

Call Back: Sign: PSN Date: 2015-03-20 Lister: