DUDLEY TWP
RIDGEMONT SD 00110

Hardin County, Ohio
Michael T. Bacon, Auditor

12-130024.0000 RES
C06 2026

sale

2023 FOUT SEAN & CHELSIE	2021-12-14	
2024 FOUT SEAN & CHELSIE	2021-12-14	
2025 FOUT SEAN & CHELSIE	2021-12-14	
2026 FOUT SEAN & CHELSIE	2021-12-14	10234 3.00A
19463 CR 190	2SD	
	$245,000	
KENTON OH 43326		

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

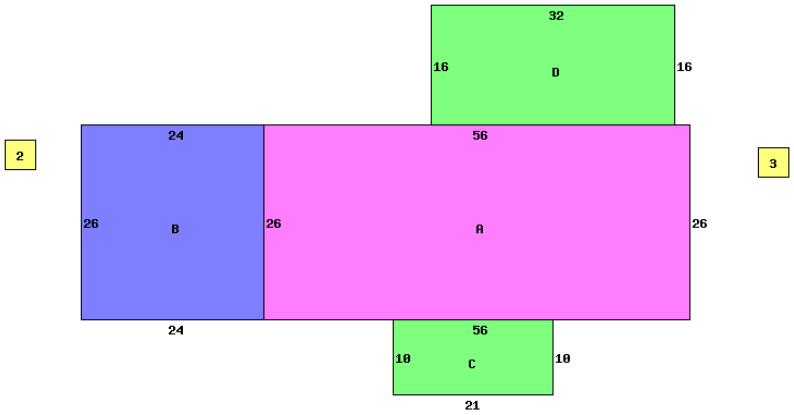
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	3.0000	3.0000	3.0000	3.0000	3.0000			
Land100%	25000	25000	25000	25000		25000	27260	27250
Bldg100%	185860	185860	185860	185860		185860	249630	249620
Totl100%	210860t	210860t	210860t	210860t		210860t	276890t	276870t
Cauv100%								
Tax Value:								
Land 35%	8750	8750	8750	8750		8750	9540	9540
Bldg 35%	65050	65050	65050	65050		65050	87370	87370
Totl 35%	73800t	73800t	73800t	73800t		73800t	96910t	96900t
Hmstd35%	65600	65600	65600	65600		65600	88700	
Owner Oc	57.84	57.78	57.54	57.54	57.54	hmstd 5250 l	60350 b	
Hmstd RB								
Net Tax	2726.12	2901.12	2865.06	2865.06	2865.06			
Sp-Asmnt	35.74	43.62	73.45	73.45				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1456		a	*MAIN
	F2	G		624	14980	b	GRAGE
	OFP	P		210	6300	c	PORCH
	DK	P		512	7680	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
667	2	2021-12-14	FOUT SEAN & CHELSIE	2SD		245000	18600	168140
392	1	1995-05-12	WATKINS F SCOTT	WD		80000	12310	78510
345	2	1992-04-16		2WD	*	1500	2600	0

Year	Land	Bldg	Total	Net Tax
2022	6510	58850	65360	2817.38
2021	6510	58850	65360	2873.92

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			
348 KARG-SCIOTO RIVER	XA/2025			



19463 CR 190 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1456	114600
	Basement		1456	26940
	Subtotal			141540
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X X	1456 sq ft	Basement Finish	15490
Floor/Carpet	X		Air Conditioning	2560
Floor/Concrete	X		Plumbing	2100
Number of Rooms	1 6		Garages and Carports	14980
Bedrooms	3		Extra Features	13980
			Total Value	190650
Central Heat	X			
ELECTRIC			PUB PAVED ST/RD	
Central A/C	X			
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		2912		C	1992GD	190650	.24		236180
2	Shed	*PP	10X12	120			1995AV	0			0
3	Pole Build		40X56	2240		C	2006AV	26880	.50		13440

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	2.0000				5000	5000	10000	10000

Call Back: Sign: PSN Date: 2015-02-12 Lister: 12-130024.0000-v082020R