

DUDLEY TWP
RIDGEMONT SD

00110

Hardin County, Ohio
Michael T. Bacon, Auditor

12-140013.0000
A88

AGR
2025

sale

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

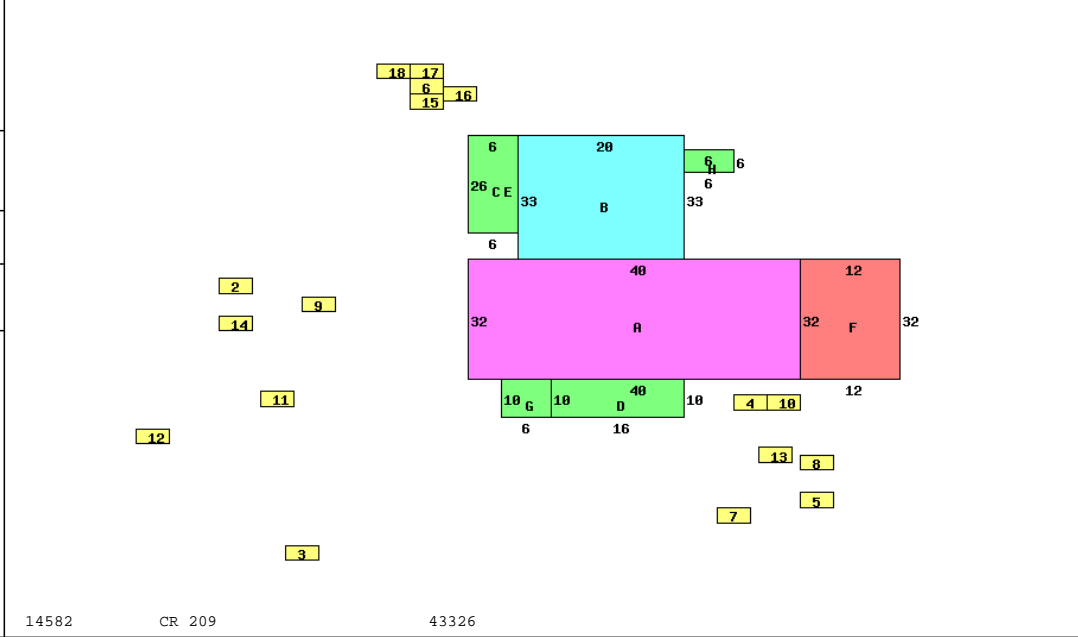
2022	PETERSHEIM FREEMAN &	2020-08-19		
2023	PETERSHEIM FREEMAN &	2020-08-19		
2024	PETERSHEIM FREEMAN &	2023-12-13		
2025	PETERSHEIM FREEMAN & PO	2023-12-13	10021	67.298A
	14582 CR 209	2SD		
	KENTON OH 43326	\$0	2SD	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	67.2980	67.2980	67.2980	67.2980	
Land100%	351630	384310	384310	384310	384320
Bldg100%	111910	141000	141000	141000	141010
Totl100%	463540t	525310t	525310t	525310t	525330t
Cauv100%	89830	174310	174310	174310	174320
Tax Value:					
Land 35%	31440	61010	61010	61010	134510
Bldg 35%	39170	49350	49350	49350	49350
Totl 35%	70610t	110360t	110360t	110360t	183870t
Hmstd35%	35840	40070	40070	40070	
Owner Oc	37.58	35.34	35.30	35.14	hmstd 3220 l 36850 b
Hmstd RB					
Net Tax	3073.16	4127.78	4389.42	4335.30	
Cauv Sav	4036.76	2772.64	2946.88	2910.74	
Sp-Asmnt	716.73	543.59	564.24	564.24	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		1280		b	OTHER
04	F	O		660	7920	c	PORCH
	RFX	P		156	1560	d	PORCH
	EPF	P		160	6400	e	PORCH
	FAT	P		156	470	f	ADDTN
1	F/C	A		384		g	PORCH
	DK	P		60	900	h	PORCH
	OFF	P		36	1080		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
539	2	2023-12-13	PETERSHEIM FREEMAN & POLL	2SD *	0	384310	141000
364	2	2020-08-19	PETERSHEIM FREEMAN & POLL	2SD	450000	351230	94090
380	2	2016-08-31	LAMBRIGHT HARLEY & EDNA	2SD	450000	255340	88490
380	1	2010-10-04	BONTRAGER ORLA & MABLE	1SD *	0	149510	72370
Year	Land	Bldg	Total	Net Tax			
2021	31440	39170	70610	3134.76			
2020	31440	39170	70610	3139.02			

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



14582 CR 209 43326

Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	2	Sq-Ft Value
Floor Level	Main	FRAME 1664 124650
	Full Upper	FRAME 1280 63570
	Basement	1280 23690
	Subtotal	211910
Shingle	Roof	GABLE
	B 1 2 U A	
Plaster/Drywall	X X	Heating -3480
Unfinished Wall	X	Plumbing -3800
Floor/Hardwood	X X	Extra Features 18330
Number of Rooms	1 3 5	Total Value 222960
Bedrooms	1 4	
		PUB ELECTRIC
		PRIV WATER
		PUB PAVED ST/RD
		Neighborhood:
		Code: 1000
		Dwl/Gar/NC% 1.1900

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B F	2944			1978FR	178370	.38	.20	105280
2 Shed	*PP	10X14 140			OLD/	0			0
3 Shed		20X40 800		D	1970	7680	.65	.20	2150
4 Shed	*SV 0	50X50 2500			1975AV	1000			1000
5 Silo	*SV 0	10X40 400			1989FR	200			200
6 Flat Barn	l F	32X84 2688		D	2000AV	25810	.55	.20	9290
7 Shed	*NV 0	760			OLD/VP	0			0
8 Flat Barn		36X64 2304		D	1987AV	22120	.65	.20	6190
9 Shed	*PP	12X12 144			OLD/	0			0
10 P	CAN	20X50 1000		D	1987AV	6400	.65	.20	1790
11 Shed	*PP	10X14 140			OLD/	0			0
12 Poultry Ho		12X16 192		D	1995FR	1540	.65	.20	430
13 Flat Barn		50X54 2700		D	1987AV	25920	.65	.50	4540
14 Lean-To		8X40 320		D	1987AV	2050	.65	.20	570
15 Lean-To		10X40 400		D	2000AV	2560	.55	.20	920
16 Lean-To		8X48 384		D	2000AV	2460	.55	.20	890
17 Lean-To		20X70 1400		D	2000AV	8960	.55	.20	3230
18 Lean-To		8X24 192		D	2000AV	1230	.55	.20	440
19 Shed		14X40 560		D	2022AV	5380	.05	.20	4090

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	10.5763	6030	63780	2660	28130
C 2	BOB BLOUNT SILT LOAM, 2	22.6177	5770	130500	2360	53380
C 39	PM PEWAMO SILTY CLAY L	20.0813	6490	130330	3560	71490
W 1	BOA BLOUNT SILT LOAM 0-	4.4558	3610	16090	770	3430
W 2	BOB BLOUNT SILT LOAM, 2	4.0005	3130	12520	470	1880
W 39	PM PEWAMO SILTY CLAY L	4.0781	5370	21900	1670	6810
680	HSITE HOMESITE - AMISH DW	1.0000	9200	9200	9200	9200
980	ROAD ROAD	.4883				

67.298 384320 (100%) 174320 CAUV # 4335
134510 (35%) 61010