DUDLEY TWP
RIDGEMONT SD 00110

Hardin County, Ohio
Michael T. Bacon, Auditor

12-140026.0000 AGR
A48 2025

sale

2022	MCKINLEY ROBERT ALAN	2004-02-09
2023	MCKINLEY ROBERT ALAN	2004-02-09
2024	MCKINLEY ROBERT ALAN	2004-02-09
2025	MCKINLEY ROBERT ALAN &	2004-02-09 10021 122.424A
	14614 TR 265	1CT
		$0
	MT VICTORY OH 43340	

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

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	122.4240	122.4240	122.4240	122.4240	
Land100%	634970	695110	695110	695110	695120
Bldg100%	101510	128740	128740	128740	128750
Totl100%	736490t	823860t	823860t	823860t	823870t
Cauv100%	142710	293740	293740	293740	293740
Tax Value:					
Land 35%	49950	102810	102810	102810	243290
Bldg 35%	35530	45060	45060	45060	45060
Totl 35%	85480t	147870t	147870t	147870t	288350t
Hmstd35%	30870	38530	38530	38530	
Owner Oc	32.36	33.98	33.94	33.80	hmstd 5250 l 33280 b
Hmstd RB	376.32	337.84	384.32	393.06	
Net Tax	3357.14	5206.28	5510.36	5429.04	
Cauv Sav	7590.26	5299.34	5632.34	5563.26	
Sp-Asmnt	44.17	44.17	70.87	70.87	

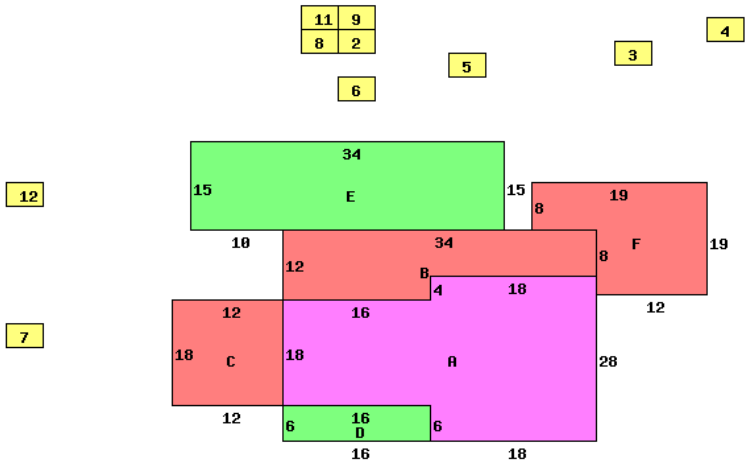
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		792		a	*MAIN
1	F/C	A		336		b	ADDTN
1	F/C	A		216		c	ADDTN
	OFP	P		96	2880	d	PORCH
	DK	P		510	7650	e	PORCH
1	F/C	A		284		f	ADDTN

#: 27 L/W
121400270000 47.48a

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
36	1	2004-02-09	MCKINLEY ROBERT ALAN & TW	1CT *	0	202430	90630
432	1	2001-10-03	MCKINLEY RICHARD E & TWY	1CT *	0	183110	68170

Year	Land	Bldg	Total	Net Tax
2021	49950	35530	85480	3424.40
2020	49950	35530	85480	3429.04

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			
301 STUTZMAN #1058 - SCIOTO RV	XA/2025			



14614 TR 265 43326

Occupancy 1 Single Family

Story Height 1H
Floor Level

			Sq-Ft	Value
Main	FRAME		1628	124900
Part Upper	FRAME		792	35850
Basement			198	4170
Subtotal				164920
Roof	GABLE			

Metal

*DWELLING COMPUTATIONS

	B	1	2	U	A
Plaster/Drywall		X	X		
Panelled Wall		X	X		
Unfinished Wall	X				
Floor/Pine		X	X		
Floor/Carpet		X	X		
Number of Rooms		1	4	3	
Bedrooms				3	
Central Heat				A	
FORCED AIR					
Plumbing					
Standard		1			
Extra 3 Fixture		1			

Plumbing	2100
Extra Features	10530
Total Value	177550
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Topo: ROLLING	
Neighborhood:	
Code:	1000
Dwl/Gar/NC%	1.1900

	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		2420		C	1920AV	177550	.55		95080	
2	Flat Barn	1 F		4032		D	1910GD	38710	.80	.50	3870	
3	Pole Build	F	42X56	2352		C	1995AV	28220	.60		11290	
4	Crib/Grana	*NV		0			OLD/FR	0			0	
5	Shed	*PP 0	8X10	80			OLD/FR	0			0	
6	Shed		12X22	264		D	1930AV	2530	.65		890	
7	Pole Build	1 P 0	30X63	1890		C	1976AV	22680	.65		7940	
8	Shed		11X15	165		C	2003AV	2150	.50		1080	PLUMBING
9	Lean-To		12X74	888		D	2003AV	5680	.50		2840	
11	Lean-To		24X60	1440		C	2003AV	11520	.50		5760	
12	Shed	*NV	4X6	24			OLD/	0			0	

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-	9.2691	6030	55890	2660	24660
C	2	BOB	BLOUNT SILT LOAM, 2	44.5209	5770	256890	2360	105070
C	8	EE	EEL SILT LOAM, OCCA	2.0818	5550	11550	2460	5120
C	14	GWB	GLYNWOOD SILT LOAM	5.8947	5400	31830	1750	10320
C	15	GYB2	GLYNWOOD CLAY LOAM	12.2088	5020	61290	1230	15020
C	17	HKA	HASKINS SILT LOAM 0	.0136	5900	80	2950	40
C	18	HKB	HASKINS SILT LOAM,	2.5090	5900	14800	2710	6800
C	19	KAB	KENDALLVILLE SILT L	4.4429	5800	25770	2090	9290
C	39	PM	PEWAMO SILTY CLAY L	19.2046	6490	124640	3560	68370
C	44	SA	SARANAC SLTY CLAY L	9.0087	6390	57570	2770	24950
W	1	BOA	BLOUNT SILT LOAM 0-	.8308	3610	3000	770	640
W	2	BOB	BLOUNT SILT LOAM, 2	3.5443	3130	11090	470	1670
W	15	GYB2	GLYNWOOD CLAY LOAM	.0941	1830	170	230	20
W	17	HKA	HASKINS SILT LOAM 0	.3570	4030	1440	1060	380
W	18	HKB	HASKINS SILT LOAM,	.3690	3660	1350	820	300
W	39	PM	PEWAMO SILTY CLAY L	1.9729	5370	10590	1670	3300
W	44	SA	SARANAC SLTY CLAY L	3.1689	3840	12170	880	2790
	670	HSITE	HOMESITE	1.0000	15000	15000	15000	15000
	970	DROW	DITCH RIGHT OF WAY	.2800				
	980	ROAD	ROAD	1.6529				