

DUDLEY TWP  
RIDGEMONT SD

00110

Hardin County, Ohio  
Michael T. Bacon, Auditor

12-140026.0000  
A48

AGR  
2025

sale

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

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 & 14614 TR 265	2004-02-09	10021	122.424A	
			1CT		
	MT VICTORY OH 43340	\$0			

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 1 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	

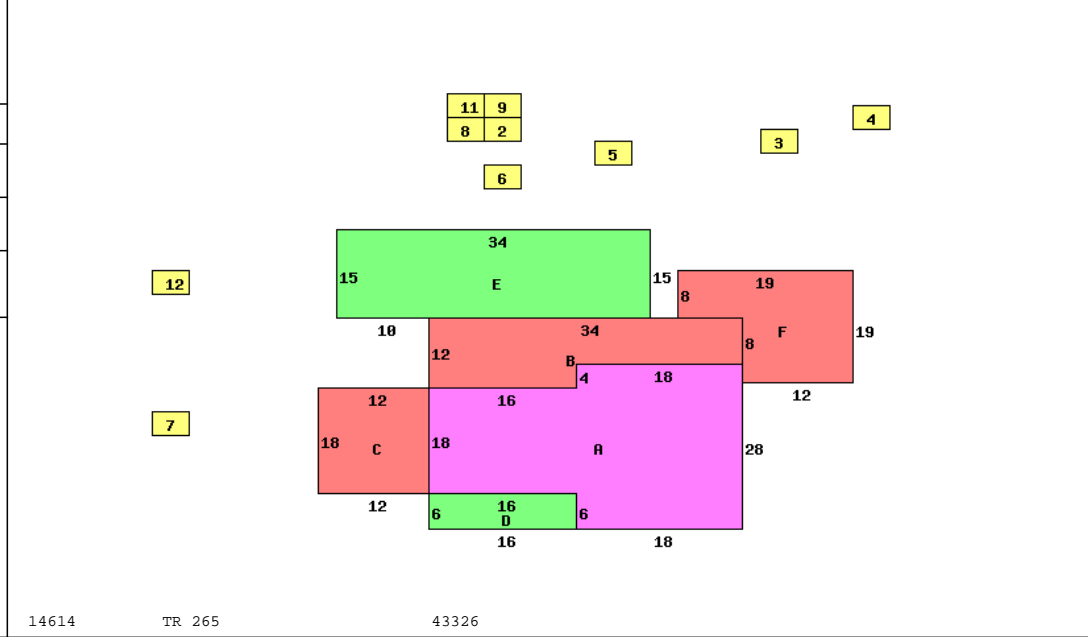
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1HB	F	M		792		b	ADDTN
1	F/C	A		336		c	ADDTN
1	F/C	A		216		d	PORCH
	OPF	P		96	2880	e	PORCH
	DK	P		510	7650	f	ADDTN
1	F/C	A		284			

#: 27 L/W  
121400270000 47.48a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
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

Project	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		*DWELLING COMPUTATIONS	
Story Height	1H	Sq-Ft	Value
Floor Level	Main	FRAME	1628 124900
	Part Upper	FRAME	792 35850
	Basement		198 4170
	Subtotal		164920
Metal	Roof	GABLE	
Plaster/Drywall	X X	Plumbing	2100
Panelled Wall	X X	Extra Features	10530
Unfinished Wall	X	Total Value	177550
Floor/Pine	X X		
Floor/Carpet	X X		
Number of Rooms	1 4 3	PUB ELECTRIC	
Bedrooms	3	PRIV WATER	
		PRIV SEWER	
		PUB PAVED ST/RD	
Central Heat	A	Topo: ROLLING	
FORCED AIR			
Plumbing		Neighborhood:	
Standard	1	Code:	1000
Extra 3 Fixture	1	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		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
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				