DUDLEY TWP
RIDGEMONT SD 00110

Hardin County, Ohio
Michael T. Bacon, Auditor

12-140026.0000 AGR
A48 2026

sale

2023 MCKINLEY ROBERT ALAN	2004-02-09	
2024 MCKINLEY ROBERT ALAN	2004-02-09	
2025 MCKINLEY ROBERT ALAN	2004-02-09	
2026 MCKINLEY ROBERT ALAN &	2004-02-09 10021	122.424A
14614 TR 265	1CT	
	$0	
MT VICTORY OH 43340		

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	122.4240	122.4240	122.4240	122.4240	122.4240			
Land100%	695110	695110	695110	695110		695110	1008140	1008140
Bldg100%	128740	128740	128740	128740		128740	163910	163900
Totl100%	823860t	823860t	823860t	823860t		823860t	1172060t	1172040t
Cauv100%	293740	293740	293740	293740		695110	1008140	280700
Tax Value:								
Land 35%	102810	102810	102810	102810		102810	98250	352850
Bldg 35%	45060	45060	45060	45060		45060	57370	57360
Totl 35%	147870t	147870t	147870t	147870t		147870t	155620t	410210t
Hmstd35%	38530	38530	38530	38530		38530	53190	
Owner Oc	33.98	33.94	33.80	33.80	33.80	hmstd 5250 l	33280 b	
Hmstd RB	337.84	384.32	393.06	393.06	393.06			
Net Tax	5206.28	5510.36	5429.04	5429.04	5429.04			
Cauv Sav	7590.26	5299.34	5632.34	5563.26				
Sp-Asmnt	44.17	70.87	70.87	70.87				

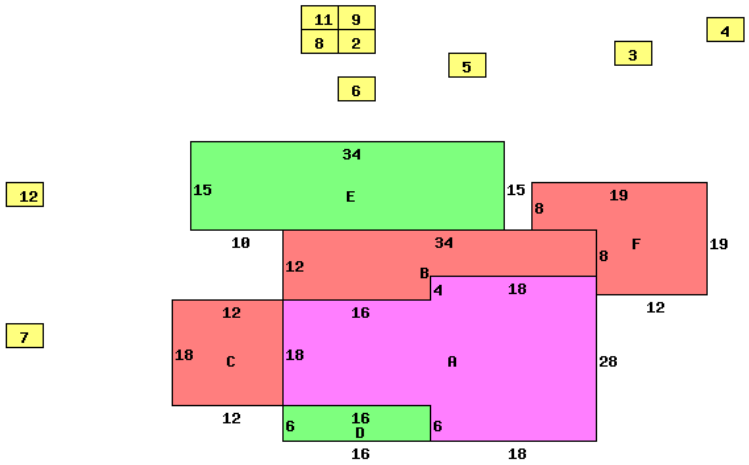
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		792		a	*MAIN
1	F/C	A		336		b	ADDTN
1	F/C	A		216		c	ADDTN
	OFP	P		96	2880	d	PORCH
	DK	P		510	7650	e	PORCH
1	F/C	A		284		f	ADDTN

#: 27 L/W
1214002700000 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
2022	49950	35530	85480	3357.14
2021	49950	35530	85480	3424.40

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

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1628	124900
	Part Upper	FRAME	792	35850
	Basement		198	4170
	Subtotal			164920
Metal	Roof	GABLE		

B 1 2 U A

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	PUB ELECTRIC	
Number of Rooms	1	4 3	PRIV WATER	
Bedrooms		3	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%	1.6300

	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		130230	
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	8740	81010	2550	23640
C	2		BOB		BLOUNT SILT LOAM, 2	44.5209	8370	372640	2230	99280
C	8		EE		EEL SILT LOAM, OCCA	2.0818	8050	16760	2340	4870
C	14		GWB		GLYNWOOD SILT LOAM	5.8947	7830	46160	1630	9610
C	15		GYB2		GLYNWOOD CLAY LOAM	12.2088	7280	88880	1110	13550
C	17		HKA		HASKINS SILT LOAM 0	.0136	8560	120	2830	40
C	18		HKB		HASKINS SILT LOAM,	2.5090	8560	21480	2600	6520
C	19		KAB		KENDALLVILLE SILT L	4.4429	8410	37360	1990	8840
C	39		PM		PEWAMO SILTY CLAY L	19.2046	9410	180720	3450	66260
C	44		SA		SARANAC SLTY CLAY L	9.0087	9270	83510	2660	23960
W	1		BOA		BLOUNT SILT LOAM 0-	.8308	5230	4350	230	190
W	2		BOB		BLOUNT SILT LOAM, 2	3.5443	4540	16090	230	820
W	15		GYB2		GLYNWOOD CLAY LOAM	.0941	2650	250	230	20
W	17		HKA		HASKINS SILT LOAM 0	.3570	5840	2080	230	80
W	18		HKB		HASKINS SILT LOAM,	.3690	5310	1960	230	90
W	39		PM		PEWAMO SILTY CLAY L	1.9729	7790	15370	230	450
W	44		SA		SARANAC SLTY CLAY L	3.1689	5570	17650	230	730
	670		HSITE		HOMESITE	1.0000	21750	21750	21750	21750
	970		DROW		DITCH RIGHT OF WAY	.2800				
	980		ROAD		ROAD	1.6529				