

DUDLEY TWP  
RIDGEMONT SD

00110

Hardin County, Ohio  
Michael T. Bacon, Auditor

12-140028.0000  
A28

AGR  
2025

sale

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

2022 MCKINLEY SANDRA F	2018-08-17			
2023 MCKINLEY SANDRA F	2018-08-17			
2024 MCKINLEY SANDRA F	2018-08-17			
2025 MCKINLEY SANDRA F	2018-08-17	10021	30.27A	
TR 265	4CT			
	\$0			

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	199	199	199	199	199
Acres	30.2700	30.2700	30.2700	30.2700	
Land100%	116310	127170	127170	127170	127160
Bldg100%	13430	15830	15830	15830	15840
Totl100%	129740t	143000t	143000t	143000t	143000t
Cauv100%	19170	41200	41200	41200	41200
Tax Value:					
Land 35%	6710	14420	14420	14420	44510
Bldg 35%	4700	5540	5540	5540	5540
Totl 35%	11410t	19960t	19960t	19960t	50050t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	502.66	752.96	800.28	790.44	
Cauv Sav	1497.88	1135.08	1206.40	1191.62	
Sp-Asmnt	3.48	3.48	12.74	12.74	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
326	4	2018-08-17	MCKINLEY SANDRA F	4CT *	0	116310	13430
433	4	2001-10-03	MCKINLEY RUSSELL J & SAN	4CT *	0	44030	4060
Year	Land	Bldg	Total	Net Tax			
2021	6710	4700	11410	512.74			
2020	6710	4700	11410	513.42			

Project: 902 MAIN DISTRICT CONSERVANCY XA/2025 ben acres / % factor



TR 265 43326

PUB PAVED ST/RD  
Neighborhood:  
Code: 1000  
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 Pole Build		40X60	2400		C	2008AV		28800	.45		15840
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv					
C 1	BOA BLOUNT SILT LOAM 0-	5.6047	6030	33800	2660	14910					
C 2	BOB BLOUNT SILT LOAM, 2	.9163	5770	5290	2360	2160					
C 39	PM PEWAMO SILTY CLAY L	3.1005	6490	20120	3560	11040					
W 1	BOA BLOUNT SILT LOAM 0-	11.0235	3610	39790	770	8490					
W 2	BOB BLOUNT SILT LOAM, 2	8.2509	3130	25830	470	3880					
W 39	PM PEWAMO SILTY CLAY L	.4334	5370	2330	1670	720					
980	ROAD ROAD	.9407									

30.27 127160 (100%) 41200 CAUV # 3101  
44510 ( 35%) 14420

Call Back: Sign: PSN Date: 2015-03-19 Lister: 12-140028.0000-v082020R