DUDLEY TWP
RIDGEMONT SD 00110

Hardin County, Ohio
Michael T. Bacon, Auditor

12-140041.0000 RES
A80 2026

sale

2023 MCCLANE RANDY & BETTY	2014-06-17	
2024 MCLANE LUCAS	2023-11-07	
2025 MCLANE LUCAS	2023-11-07	
2026 MCLANE LUCAS	2023-11-07 10021 2.883A	
14503-14523 CR 209	5WD	
	$0	
KENTON OH 43326		

Orig Tax Year 1996
Parent: 12-140034.0000

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

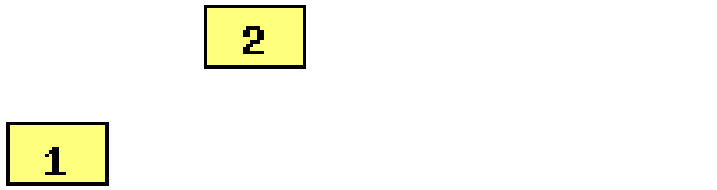
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	599	599	599	599	0	599	599	599
Acres	2.8830	2.8830	2.8830	2.8830	2.8830			
Land100%	27060	27060	27060	27060		27060	29310	29310
Bldg100%	11510	11510	11510	11510		11510	11510	11520
Totl100%	38570t	38570t	38570t	38570t		38570t	40830t	40830t
Cauv100%								
Tax Value:								
Land 35%	9470	9470	9470	9470		9470	10260	10260
Bldg 35%	4030	4030	4030	4030		4030	4030	4030
Totl 35%	13500t	13500t	13500t	13500t		13500t	14290t	14290t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	509.26	541.28	534.62	534.62	534.62			
Sp-Asmnt	22.31	27.63	27.63	27.63				

2009 BOR set value at 62,870

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
479	5	2023-11-07	MCLANE LUCAS	5WD *	0	27060	11510
309	5	2014-06-17	MCLANE RANDY & BETTY	5SD *	0	18770	43600
576	5	2002-10-16	MCLANE JEFFREY	5SH	61800	16630	87340
219	5	1998-04-24	D & M LANDOWNERS INC	5WD	270000	20570	76000
	2	1995-10-10	RASNICK CHARLES E	2WD *	0	0	0

Year	Land	Bldg	Total	Net Tax
2022	7310	3420	10730	472.72
2021	7310	3420	10730	482.18

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



14503 & 14523 CR 209 43326

PUB ELECTRIC
PRIV WATER
PRIV SEWER
PUB PAVED ST/RD

Neighborhood:
Code: 1000
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	Garage		40X48	1920		C	1983PR	46080	.75		11520
2	POND	*.73A		0			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	1.8830				5000	5000	9420	9420
site value								2640

Call Back: Sign: PSN Date: 2015-03-20 Lister: 12-140041.0000-v082020R