DUDLEY TWP
RIDGEMONT SD 00110

Hardin County, Ohio
Michael T. Bacon, Auditor

12-170006.0000 AGR
A49 2026

sale

2023 MCKINLEY SANDRA F	2018-08-17	
2024 MCKINLEY SANDRA F	2018-08-17	
2025 MCKINLEY SANDRA F	2018-08-17	
2026 MCKINLEY SANDRA F	2018-08-17 10435 13231	32.00A
15138 TR 265	4CT	
	$0	
KENTON OH 43326		

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

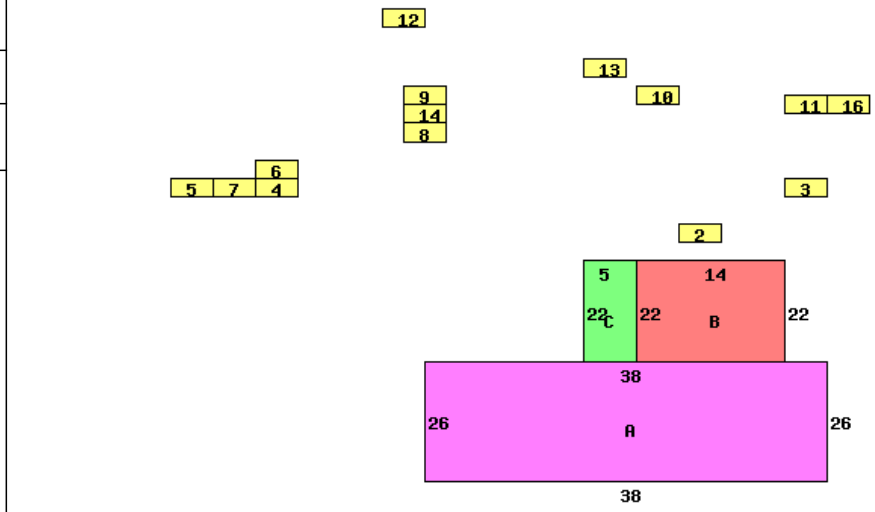
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	32.0000	32.0000	32.0000	32.0000	32.0000			
Land100%	166170	166170	166170	166170		166170	240970	240960
Bldg100%	116460	116460	116460	116460		116460	138970	138970
Totl100%	282630t	282630t	282630t	282630t		282630t	379940t	379930t
Cauv100%	76800	76800	76800	76800		166170	240970	78540
Tax Value:								
Land 35%	26880	26880	26880	26880		26880	27490	84340
Bldg 35%	40760	40760	40760	40760		40760	48640	48640
Totl 35%	67640t	67640t	67640t	67640t		67640t	76130t	132980t
Hmstd35%	26560	26560	26560	26560		26560	36800	
Owner Oc	23.42	23.40	23.30	23.30	23.30	hmstd 5250 l	21310 b	
Hmstd RB	337.84	384.32	393.06	393.06	393.06			
Net Tax	2190.34	2304.22	2262.30	2262.30	2262.30			
Cauv Sav	1693.90	1179.96	1254.10	1238.76				
Sp-Asmnt	25.18	39.38	39.38	39.38				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		988		a	*MAIN
1	F/C	A		308		b	ADDTN
	PAT	P		110	330	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
326	4	2018-08-17	MCKINLEY SANDRA F	4CT *	0	150310	85340
433	4	2001-10-03	MCKINLEY RUSSELL J & SAN	4CT *	0	44660	46430

Year	Land	Bldg	Total	Net Tax
2022	14370	34620	48990	1753.38
2021	14370	34620	48990	1788.54

project			ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			
301	STUTZMAN #1058 - SCIOTO RV	XA/2025			



15138 TR 265 43326

Occupancy 1 Single Family *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1296	107140
	Basement		324	6300
	Subtotal			113440
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	P	Air Conditioning	2330
Panelled Wall	X	Extra Features	330
Unfinished Wall	X	Total Value	116100
Floor/Carpet	X		
Floor/Concrete	X	PUB ELECTRIC	
Number of Rooms	1 6	PRIV WATER	
Bedrooms	3	PRIV SEWER	
		PUB PAVED ST/RD	
Central Heat	A		
FORCED AIR		Neighborhood:	
Central A/C	A	Code:	1000
Plumbing		Dwl/Gar/NC%	1.6300
Standard	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value	
1	DWELLING	1 B F		1296		C-	1918AV	104490	.55		76640	
2	Garage	1 F 0	24X24	576		C	1982FR	13820	.70		6760	
3	Poultry Ho	*SV 0	10X30	300			1940AV	200			200	
4	Flat Barn		26X40	1040		D	1920PR	9980	.80	.50	1000	
5	Lean-To		16X40	640		D	2020AV	4100	.15		3490	
6	Lean-To	1 F 0	28X40	1120		C	1920FR	8960	.70		2690	
7	Lean-To	*SV 0	16X40	640			1920FR	600			600	
8	CRIB-DTWW	*SV 0	16X14	224			1950AV	400			400	
9	CRIB-DTWW	*SV 0	16X14	224			1950AV	400			400	
10	Shed	*SV 0	12X14	168			OLD/PR	300			300	
11	Pole Build	1 P 0	30X60	1800		C	1968AV	21600	.65		7560	
12	Crib/Grana	*SV 0	12X14	168			1970FR	200			200	
13	Pole Build		56X60	3360		C	2003AV	40320	.50		20160	
14	Pole Build	1 P	45X72	3240		C	1985AV	31100	.65		10890	1 SIDE OPN
15	Crib/Grana	*NV		0			OLD/	0			0	
16	Lean-To		20X60	1200		C	2017AV	9600	.20		7680	

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-	9.0266	8740	78890	2550	23020
C	2	BOB	BLOUNT SILT LOAM, 2	10.0059	8370	83750	2230	22310
C	15	GYB2	GLYNWOOD CLAY LOAM	2.1047	7280	15320	1110	2340
C	39	PM	PEWAMO SILTY CLAY L	.5630	9410	5300	3450	1940
C	44	SA	SARANAC SLTY CLAY L	2.4613	9270	22820	2660	6550
C	51	WSTL	WASTE LAND	4.8000	170	820	50	240
W	1	BOA	BLOUNT SILT LOAM 0-	.3029	5230	1580	230	70
W	39	PM	PEWAMO SILTY CLAY L	1.3772	7790	10730	230	320
	670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
	980	ROAD	ROAD	.3584				
				32		240960	(100%)	78540
						84340	(35%)	27490

CAUV # 3101

Call Back: Sign: PSN Date: 2015-03-19 Lister:
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12-170006.0000-v082020R