DUDLEY TWP
RIDGEMONT SD 00110

Hardin County, Ohio
Michael T. Bacon, Auditor

12-170009.0000 AGR
A51 2025

sale

2022	OLD SANDUSKY TRAIL DA	2010-12-30	
2023	OLD SANDUSKY TRAIL DA	2010-12-30	
2024	OLD SANDUSKY TRAIL DA	2010-12-30	
2025	OLD SANDUSKY TRAIL DAIR	2010-12-30 10435 & 13231	35.847A
	14956 TR 199	1WD	
		$0	
	KENTON OH 43326		

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

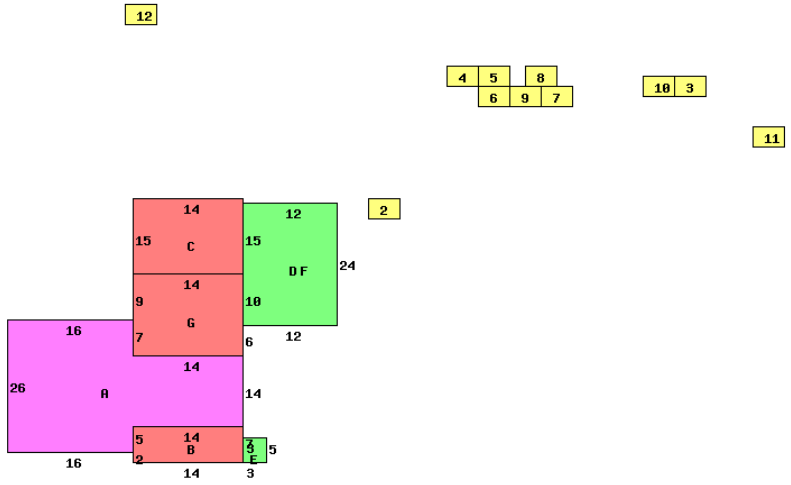
	2022	2023	2024	2025	CAMA
Tax Year					
Prop Cls	111	111	111	111	111
Acres	35.8470	35.8470	35.8470	35.8470	
Land100%	192090	211110	211110	211110	211100
Bldg100%	68740	89600	89600	89600	89590
Totl100%	260830t	300710t	300710t	300710t	300690t
Cauv100%	53940	100030	100030	100030	100030
Tax Value:					
Land 35%	18880	35010	35010	35010	73890
Bldg 35%	24060	31360	31360	31360	31360
Totl 35%	42940t	66370t	66370t	66370t	105240t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1891.72	2503.68	2661.00	2628.36	
Cauv Sav	2130.08	1466.68	1558.84	1539.72	
Sp-Asmnt	22.51	22.51	36.62	36.62	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		612		a	*MAIN
1	F/C	A		98		b	ADDTN
1	CB	A		210		c	ADDTN
	CAN	P		288	2300	d	PORCH
	STP	P		15	60	e	PORCH
	PAT	P		288	860	f	PORCH
1	F	A		224		g	ADDTN

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
496	1	2010-12-30	OLD SANDUSKY TRAIL DAIRY	1WD	*	0	83630	52400
402	1	2003-09-02	JENNINGS PHYLLIP & BREND	1QC	*	0	96460	50600
297	3	2000-07-18	OLD SANDUSKY TRAIL DAIRY	3QC	*	0	85460	47260
295	3	2000-07-18	VAN ATTA MAMIE E	3QC	*	0	85460	47260
116	3	1996-03-19	VAN ATTA MAMIE E TRUST	3QC	*	0	45710	48600
1070	3	1995-10-31	VAN ATTA MAMIE E	3CT	*	0	45710	48600

Year	Land	Bldg	Total	Net Tax
2021	18880	24060	42940	1929.62
2020	18880	24060	42940	1932.22

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



14956 TR 199 43326

Occupancy 1 Single Family *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1144	105580
	Part Upper	FRAME	612	30340
	Basement		153	3220
	Subtotal			139140
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D D	Extra Features	3220
Panelled Wall	X	Total Value	142360
Unfinished Wall	X		
Floor/Pine	X	PUB ELECTRIC	
Floor/Carpet	X	PUB GAS	
Floor/Tile-Lino	X	PRIV WATER	
Number of Rooms	1 4 3	PRIV SEWER	
Bedrooms	3	PUB PAVED ST/RD	
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	1000
Plumbing		Dwl/Gar/NC%	1.1900
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	F/C		1756		C-	1940AV	128120	.55		68610
2	Garage	*SV	0	14X24	288			1960AV	400			400
3	Silo	*NV		20X70	0			1967FR	0			0
4	Milk House	*SV	0	13X20	260			1930AV	300			300
5	Flat Barn	1	F 0	36X60	2160		D	1930FR	20740	.80	.50	2070
6	Lean-To	1	F 0	26X46	1196		C	1930FR	9570	.70	.50	1440
7	Pole Build	1	P 0	40X94	3760		C	1930FR	45120	.70		13540
8	Silo	*NV		10X40	0			1967FR	0			0
9	Lean-To			6X12	72		D	1930FR	460	.70		140
10	P		CAN	14X50	700		D	1960FR	4480	.70		1340
11	Shed	*SV		14X16	0			OLD/PR	200			200
12	Shed			18X30	540		D	1900F	5180	.70		1550

Tab	#	S	O	I	L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA			BLOUNT SILT LOAM 0-	17.4059	6030	104960	2660	46300
C	2	BOB			BLOUNT SILT LOAM, 2	7.2022	5770	41560	2360	17000
C	14	GWB			GLYNWOOD SILT LOAM	1.6764	5400	9050	1750	2930
C	39	PM			PEWAMO SILTY CLAY L	1.6544	6490	10740	3560	5890
C	44	SA			SARANAC SLTY CLAY L	4.6389	6390	29640	2770	12850
C	51	WSTL			WASTE LAND	1.0000	120	120	50	50
W	44	SA			SARANAC SLTY CLAY L	.0084	3840	30	880	10
	670	HSITE			HOMESITE	1.0000	15000	15000	15000	15000
	980	ROAD			ROAD	1.2608				
						35.847		211100	(100%)	100030
								73890	(35%)	35010

CAUV # 3025

Call Back: Sign: PSN Date: 2015-03-26 Lister:
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12-170009.0000-v082020R