

DUDLEY TWP
RIDGEMONT SD

00110

Hardin County, Ohio
Michael T. Bacon, Auditor

12-170017.0000
A06

RES
2025

sale

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

2022	BAYS BRIAN M & HOLLY	1998-03-04			
2023	BAYS BRIAN M & HOLLY	1998-03-04			
2024	BAYS BRIAN M & HOLLY	1998-03-04			
2025	BAYS BRIAN M & HOLLY J	1998-03-04	13231	3.00A	
	15637 TR 265		1SD		
	KENTON OH 43326				\$122,500

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	3.0000	3.0000	3.0000	3.0000	
Land100%	18600	25000	25000	25000	25000
Bldg100%	128570	145830	145830	145830	169530
Totl100%	147170t	170830t	170830t	170830t	194530t
Cauvl00%					

2027	BAYS BRIAN M & HOLLY J	2026-03-26			
	15637 TR 265		1QC		
	KENTON OH 43326				

Tax Value:					
Land 35%	6510	8750	8750	8750	8750
Bldg 35%	45000	51040	51040	51040	59340
Totl 35%	51510t	59790t	59790t	59790t	68090t
Hmstd35%	49410	56290	56290	56290	
Owner Oc	51.80	49.64	49.58	49.36	hmstd 5250 l 51040 b
Hmstd RB					
Net Tax	2217.48	2205.82	2347.62	2318.42	
Sp-Asmnt	21.34	21.34	31.83	31.83	

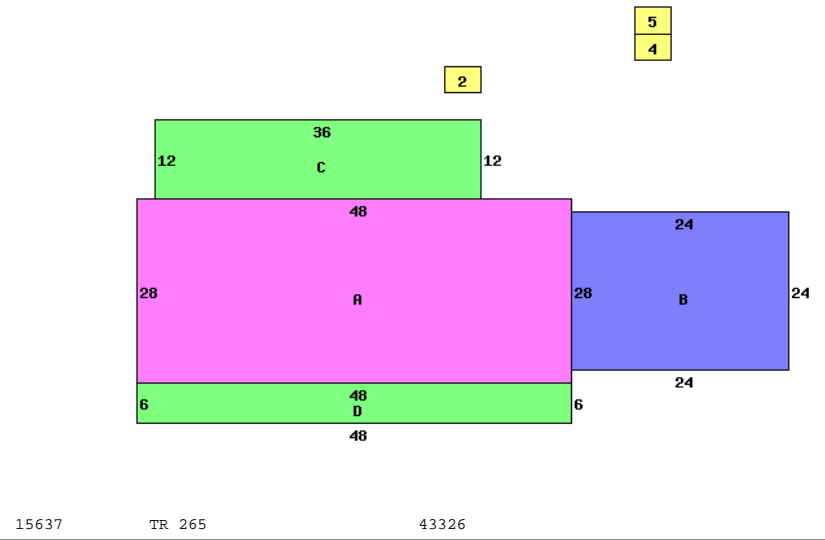
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 Q	F/C	M		1344		b	GRAGE
	F2	G		576	13820	c	PORCH
	DK	P		432	6480	d	PORCH
	OFF	P		288	8640		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
143	1	2026-03-26	BAYS BRIAN M & HOLLY J	TR 1QC *	0	25000	145830
150	1	1998-03-04	BAYS BRIAN M & HOLLY J	1SD	122500	8910	85570
638	1	1993-07-19	JACKSON MARIA BETH	1QC *	0	0	63910

Year	Land	Bldg	Total	Net Tax
2021	6510	45000	51510	2261.98
2020	6510	45000	51510	2265.08

project
902 MAIN DISTRICT CONSERVANCY XA/2025
500 HARDIN COUNTY LANDFILL XA/2025

ben acres / % factor



15637 TR 265 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1Q	Sq-Ft	Value
Floor Level		
	Main	FRAME
	Qtr Story	FRAME
	Subtotal	127790
Shingle	Roof	GABLE
	B 1 2 U A	
Plaster/Drywall	X	X
Floor/Carpet	X	X
Floor/Tile-Lino	L	
Number of Rooms	4	3
Bedrooms	1	2
		Air Conditioning 4660
		Plumbing 4200
		Garages and Carports 13820
		Extra Features 15120
		Total Value 165590
Central Heat	A	
FORCED AIR		Neighborhood:
Central A/C	A	Code: 1000
Plumbing		Dwl/Gar/NC% 1.1900
Standard	1	
Extra 3 Fixture	2	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 QF/C	FtxFt	Area	Grade	Cond	Dpr	Dpr	Value
2 POND	*.10A		1344	C	1991AV	.26		145820
3 Shed	*PP	8X14	112		OLD/			0
4 Pole Build		32X40	1280	C	2024AV	.05		14590
5 P	OFF	8X40	320	C	2024AV	.05		9120
		acres/	effective	depth	actual	effective	extended	true
homesite	1.0000	frontage	depth	factor	rate	rate	value	value
small acreage	2.0000				15000	15000	15000	15000
					5000	5000	10000	10000