

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	2025	
Prop Cls	511	511	511	511	511	CAMA
Acres	3.0000	3.0000	3.0000	3.0000	3.0000	511
Land100%	18600	25000	25000	25000	25000	25000
Bldg100%	128570	145830	145830	145830	145830	169530
Totl100%	147170t	170830t	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	8750
Bldg 35%	45000	51040	51040	51040	51040	59340
Totl 35%	51510t	59790t	59790t	59790t	59790t	68090t
Hmstd35%	49410	56290	56290	56290	56290	
Owner Oc	51.80	49.64	49.58	49.36	49.36	hmstd 5250 l 51040 b
Hmstd RB						
Net Tax	2217.48	2205.82	2347.62	2318.42	2318.42	
Sp-Asmnt	21.34	21.34	31.83	31.83		

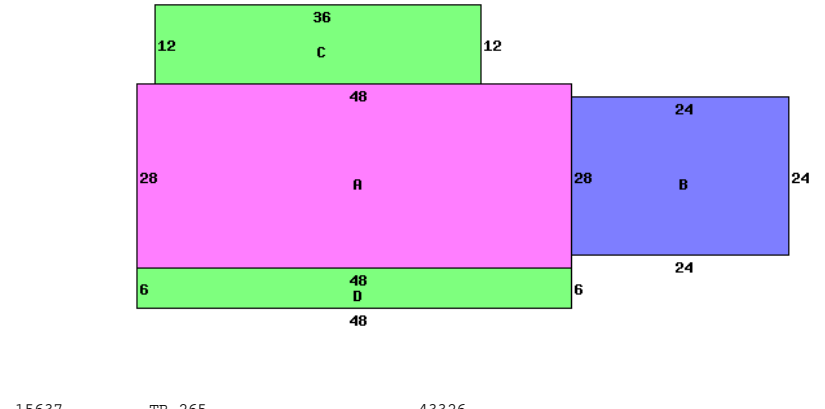
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE				
1 Q	F/C	M		1344		a	*MAIN		
	F2	G		576	13820	b	GRAGE		
	DK	P		432	6480	c	PORCH		
	OFF	P		288	8640	d	PORCH		

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	1344	107720
	Qtr Story	FRAME	1344	20070
	Subtotal			127790
Shingle	Roof	GABLE		
	B 1 2 U A			
Plaster/Drywall	X	X	Air Conditioning	4660
Floor/Carpet	X	X	Plumbing	4200
Floor/Tile-Lino	L		Garages and Carports	13820
Number of Rooms	4	3	Extra Features	15120
Bedrooms	1	2	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	Value	Dpr	Value
2 POND	*.10A		0		OLD/	0		0
3 Shed	*PP	8X14	112		OLD/	0		0
4 Pole Build		32X40	1280		2024AV	15360	.05	14590
5 P	OFF	8X40	320		2024AV	9600	.05	9120
	acres/	effective	depth	actual	effective	extended	true	
homesite	frontage	rate	depth	rate	rate	value	value	
small acreage	1.0000	15000	15000	5000	5000	10000	10000	
	2.0000							