

DUDLEY TWP
RIDGEMONT SD

00110

Hardin County, Ohio
Michael T. Bacon, Auditor

12-190002.0000
D59

AGR
2025

sale

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

2022	BORNTREGER ABIE & LAU	2017-11-01			
2023	BORNTREGER ABIE & LAU	2017-11-01			
2024	BORNTREGER ABIE & LAU	2017-11-01			
2025	BORNTREGER ABIE & LAURA	2017-11-01	10818	3.949A	
	21431 CR 190	2SD			
	MT VICTORY OH 43340		\$285,000		

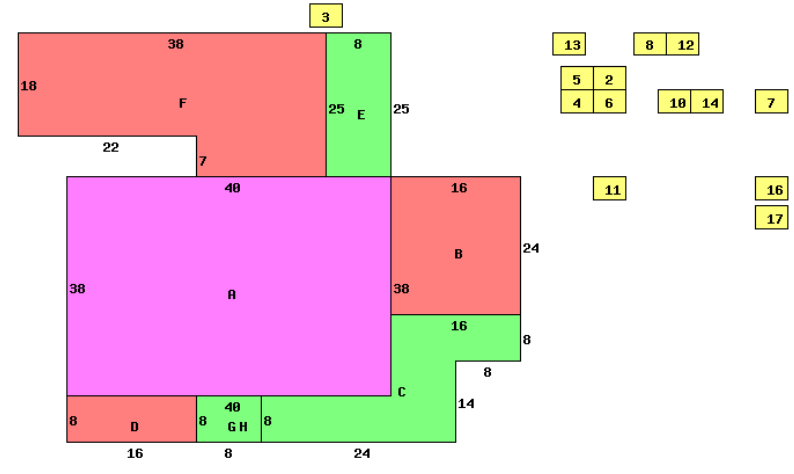
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	3.9490	3.9490	3.9490	3.9490	
Land100%	18910	20710	20710	20710	20700
Bldg100%	147710	198340	198340	198340	198330
Totl100%	166630t	219060t	219060t	219060t	219030t
Cauv100%	10400	13830	13830	13830	13820
Tax Value:					
Land 35%	3640	4840	4840	4840	7240
Bldg 35%	51700	69420	69420	69420	69420
Totl 35%	55340t	74260t	74260t	74260t	76660t
Hmstd35%	32160	39010	39010	39010	
Owner Oc	33.72	34.40	34.36	34.22	hmstd 3220 1 35790 b
Hmstd RB					
Net Tax	2404.28	2766.90	2942.98	2906.60	
Cauv Sav	131.28	90.92	96.64	95.44	
Sp-Asmnt	31.85	31.85	31.85	31.85	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		1520		b	ADDTN
1 B	F	A		384		c	PORCH
	OFF	P		368	11040	d	ADDTN
1	F/C	A		128		e	PORCH
	OFF	P		200	6000	f	ADDTN
1	F	A		796		g	PORCH
	BAL	P		64	960	h	PORCH
	OFF	P		64	1920		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
549	2	2017-11-01	BORNTREGER ABIE & LAURA	2SD	285000	15230	66910
577	2	2012-12-18	HOSTETLER LEVI & LYDIA O	2SD	77627	13540	73830
225	4	1999-04-27	HOSTETLER DANIEL D & DOR	4SD	170000	11510	44060
64	3	1997-02-11	YODER ADEN L & ANNIE D	3WD	30000	11510	44060
Year	Land	Bldg	Total	Net Tax			
2021	3640	51700	55340	2452.50			
2020	3640	51700	55340	2438.02			

Project
141 ASH RUN #889 - SCIOTO RIVER XA/2025
500 HARDIN COUNTY LANDFILL XA/2025

ben acres / % factor



21431 CR 190 43340

Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	2	Sq-Ft Value
Floor Level	Main	FRAME 2828 180310
	Full Upper	FRAME 1520 71930
	Basement	1904 35090
	Subtotal	287330
Slate	Roof	GABLE
	B 1 2 U A	
Plaster/Drywall	X X	Heating -5060
Unfinished Wall	X	Plumbing -3800
Floor/Hardwood	X	Extra Features 19920
Floor/Pine	X X	Total Value 298390
Floor/Concrete	X	
Floor/Tile-Lino	X	PUB ELECTRIC
Number of Rooms	1 7 2	PUB GAS
Bedrooms	2	PRIV WATER
		PRIV SEWER
		PUB PAVED ST/RD
		Topo: ROLLING
		Neighborhood:
		Code: 1000
		Dwl/Gar/NC% 1.1900

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 B F		4348		D	OLD/AV		238710	.55	.20	102260
2 Shed	*SV 0	20X50	1000			OLD/FR		1000			1000
3 Shed	*SV 0	12X22	264			OLD/FR		200			200
4 Flat Barn		32X50	1600		D	OLD/FR		15360	.80	.50	1540
5 Flat Barn		40X50	2000		D	OLD/FR		19200	.80	.50	1920
6 Lean-To		24X32	768		D	OLD/FR		4920	.70	.20	1180
7 Shed		46X40	1840		D	OLD/PR		17660	.75	.20	3530
8 Shed	*SV 0	22X24	528			OLD/FR		400			400
10 Shed		40X60	2400		D	OLD/FR		23040	.70	.20	5530
11 Shed	1 F 0	32X36	1152		D	1993FR		11060	.65	.20	3100
12 Crib/Grana	*SV 0	6X20	120			OLD/PR		200			200
13 Silo	*NV	10X50	500			OLD/FR		0			0
14 Lean-To		12X40	480		D	OLD/FR		3070	.70	.20	740
16 Pole Build		44X86	3784		D	2017AV		36330	.20	.20	23250
17 Lean-To		12X40	480		D	2017AV		3070	.20	.20	1970

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 2	BOB BLOUNT SILT LOAM, 2	.4535	5770	2620		2360
C 14	GWB GLYNWOOD SILT LOAM	1.0854	5400	5860		1750
C 39	PM PEWAMO SILTY CLAY L	.4557	6490	2960		3560
C 51	WSTL WASTE LAND	.5000	120	60		50
680	HSITE HOMESITE - AMISH DW	1.0000	9200	9200		9200
980	ROAD ROAD	.4544				

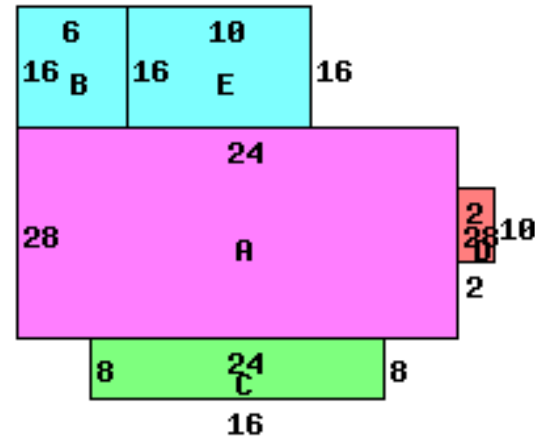
3.949 20700 (100%) 13820 CAUV # 3697
7250 (35%) 4840

Call Back: Sign: PSN Date: 2015-02-27 Lister:
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12-190002.0000-v082020R

CAMA / Cont: 2

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 BA	F	M		672		a	*MAIN
04	F	O		96	1150	b	OTHER
	OFF	P		128	3840	c	PORCH
1	F/C	A		20		d	ADDTN
04	F	O		160	1920	e	OTHER



21431 CR 190 43340

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	Floor Level	Sq-Ft	Value
1	Main	692	89520
	Qtr Story	672	2880
	Basement	672	12730
	Subtotal		105130
	Roof		
	Shingle		
	Plaster/Drywall	X	X
	Unfinished Wall	X	X
	Floor/Hardwood	X	X
	Number of Rooms	1 4 1	
	Bedrooms	2	
	Attic Finish		6090
	Heating		-1610
	Plumbing		-3800
	Extra Features		6910
	Total Value		112720

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
15 DWELLING	1 BAF	FtxFt	1028	Rate	D	1970AV	90180	.40	.20	51510

Call Back: - - - - Sign: Date: Lister: 12-190002.0000-v082020R