HALE TWP
RIDGEMONT SD 00150

Hardin County, Ohio
Michael T. Bacon, Auditor

16-010014.0000 RES
D133 2026

sale

2023 ROSE PAUL J & ANN K	2018-04-17	
2024 ROSE PAUL J & ANN K	2018-04-17	
2025 ROSE PAUL J & ANN K	2018-04-17	
2026 ROSE PAUL J & ANN K	2018-04-17 13406 8.116A	
20553 CR 265	1WD	
	$304,900	
RIDGEWAY OH 43345		

Parent: 16-010014.0000

2028 ROSE PAUL J & ANN K COT	2026-01-09	
20553 CR 265	1WD	
RIDGEWAY OH 43345		

Eff Rate: – 40.86 — 41.23 — 40.16 — 40.16 — a/r

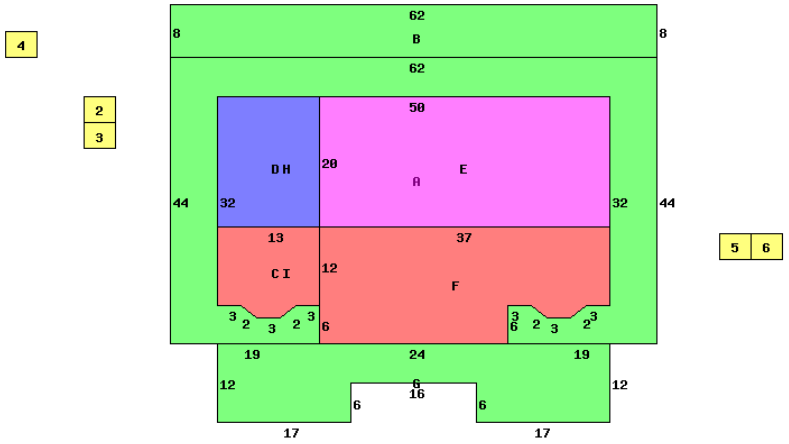
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	8.1160	8.1160	8.1160	8.1160	8.1160			
Land100%	37910	37910	37910	37910		37910	40170	40160
Bldg100%	384260	384260	384260	384260		384260	470170	470170
Totl100%	422170t	422170t	422170t	422170t		422170t	510340t	510330t
Cauv100%								
Tax Value:								
Land 35%	13270	13270	13270	13270		13270	14060	14060
Bldg 35%	134490	134490	134490	134490		134490	164560	164560
Totl 35%	147760t	147760t	147760t	147760t		147760t	178620t	178620t
Hmstd35%	117220	117220	116890	116890		116890	147760	
Owner Oc	103.60	103.48	102.10	102.10	102.10	hmstd 5250 l 111640 b		
Hmstd RB								
Net Tax	5411.46	5466.30	5315.66	5315.66	5315.66			
Sp-Asmnt	23.41	34.59	34.59	34.59				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
	OFP	P		964	28920	a	PORCH
	DK	P		496	7440	b	PORCH
1 Q	F	A		166		c	ADDTN
	BAS	G		260	1200	d	GRAGE
1 BQ	F	M		740		e	*MAIN
1 B	F	A		598		f	ADDTN
	DK	P		504	7560	g	PORCH
1 Q	F	A		260		h	ADDTN
	BAS	G		166	1200	i	GRAGE

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
7	1	2026-01-09	ROSE PAUL J & ANN K COTRU	1WD *	0	37910	384260
159	1	2018-04-17	ROSE PAUL J & ANN K	1WD	304900	20540	253310
157	1	2017-04-07	GREER MICHAEL R & CHARON	1SD	299900	27230	191460
302	1	1994-04-20	PRICE DAVID D & BERNICE	1FD *	31000	0	37200
128	1	1994-02-15	PRICE DAVID D & BERNICE	1FD *	25000	0	51800
159	1	1992-02-21		1UN *	0	0	47310

Year	Land	Bldg	Total	Net Tax
2022	9220	121720	130940	5589.46
2021	9220	119920	129140	5559.02

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



20553 CR 265 43345

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

		Sq-Ft	Value
Story Height 1Q			
Floor Level Main	FRAME	1764	128750
Qtr Story	FRAME	1166	17750
Basement		1338	24770
Subtotal			171270
PLUMBING			
Shingle Roof	GABLE		

B 1 2 U A

Panelled Wall	X X	912 sq ft	Basement Finish 9850
Unfinished Wall	X		Plumbing 4200
Floor/Pine	X X		Garages and Carports 2400
Number of Rooms	1 4 3		Extra Features 43920
Bedrooms	2		Total Value 231640
Central Heat	A		PUB ELECTRIC
FORCED AIR			PRIV WATER
Plumbing			PRIV SEWER
Standard	1		PUB PAVED ST/RD
Extra 3 Fixture	2		Topo: ROLLING
			Neighborhood:
			Code: 1600
			Dwl/Gar/NC% 1.6600

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Blt/Renov Grade	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value	
1	DWELLING	1 BQF		2676		B	2001GD	301130	.19		404900	
2	Pole Build		32X55	1760		C	1960FR	16900	.70		5070	1 SIDE OPN
3	P	CPY	12X32	384		C	1972FR	3070	.70		920	
4	WELL HSE	*SV CB	8X8	64			OLD/FR	300			300	
5	Pole Build			3200		C	2019AV	60800	.15		51680	CONCRET FL ELECTRIC HEATING AIR COND
6	Pole Build		26X26	676		C	2021AV	8110	.10		7300	

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	7.1160				5000	3220	22910	22910

Call Back: Sign: PSN Date: 2017-08-04 Lister:

16-010014.0000-v082020R