

HALE TWP
RIDGEMONT SD

00150

Hardin County, Ohio
Michael T. Bacon, Auditor

16-010016.0000
D19

AGR
2025

sale

Eff Rate:- 47.75 — 40.86 — 41.23 — 40.16 — a/r

2022 BERRY JOHN S & SANDRA	2010-02-02			
2023 BERRY JOHN S & SANDRA	2010-02-02			
2024 BERRY JOHN S & SANDRA	2010-02-02			
2025 BERRY JOHN S & SANDRA S	2010-02-02	12180	80.224A	
18546 SR 292				
				1WD
				\$256,716
RIDGEWAY OH 43345				

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	199	199	199	199	199
Acres	80.2240	80.2240	80.2240	80.2240	
Land100%	423740	463060	463060	463060	463050
Bldg100%	310	310	310	310	300
Totl100%	424060t	463370t	463370t	463370t	463350t
Cauv100%	110200	216490	216490	216490	216490
Tax Value:					
Land 35%	38570	75770	75770	75770	162070
Bldg 35%	110	110	110	110	110
Totl 35%	38680t	75880t	75880t	75880t	162170t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1684.30	2832.18	2860.30	2782.22	
Cauv Sav	4778.54	3221.12	3253.06	3164.28	
Sp-Asmnt	287.64	907.06	916.99	949.81	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
39	1	2010-02-02	BERRY JOHN S & SANDRA S	1WD	256716	176200	1200
2	2	2010-01-05	STEVENS BRENDA S TRUSTEE	2QC *	0	176200	1200
210	2	1998-05-05	STEVENS BRENDA S	2CT *	0	143060	20660
184	2	1996-05-17	GUIDER CARL NELSON	1CT *	0	113310	18510

Year	Land	Bldg	Total	Net Tax
2021	38570	110	38680	1699.26
2020	38570	110	38680	1701.60

Project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY				XA/2025
164 STRICTLAND - SCIOTO RIVER				XA/2025
229 MAST #988 - SCIOTO RIVER				XA/2025
230 SAMS #989 - SCIOTO RIVER				XA/2025

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18546 SR 292 43345

PUB ELECTRIC
PRIV WATER
PRIV SEWER
PUB PAVED ST/RD
Topo: ROLLING

Neighborhood:
Code: 1600
Dwl/Gar/NC% 1.3100

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 Shed	*SV	20X50	1000			1940	200			200
2 Lean-To	*SV	0 14X50	700			1930	100			100
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv				
C 1	BOA BLOUNT SILT LOAM 0-	4.0539	6030	24450	2660	10780				
C 2	BOB BLOUNT SILT LOAM, 2	41.3377	5770	238520	2360	97560				
C 39	PM PEWAMO SILTY CLAY L	30.0091	6490	194760	3560	106830				
W 2	BOB BLOUNT SILT LOAM, 2	.7231	3130	2260	470	340				
W 39	PM PEWAMO SILTY CLAY L	.5243	5370	2820	1670	880				
C 51	WSTL WASTE LAND	2.0000	120	240	50	100				
980	ROAD ROAD	1.5759								

80.224 463050 (100%) 216490 CAUV # 2671
162070 (35%) 75770

Call Back: Sign: PSN Date: 2015-01-19 Lister: 16-010016.0000-v082020R