

HALE TWP
RIDGEMONT SD

00150

Hardin County, Ohio
Michael T. Bacon, Auditor

16-010020.0000
D108

AGR
2023

sale

Eff Rate:- 48.28 — 48.21 — 47.75 — 40.86 — a/r

2020 HILL DIANNA SUE	2010-04-01				
2021 HILL DIANNA SUE	2010-04-01				
2022 HILL JAMES R & DIANNA	2021-04-09				
2023 HILL JAMES R & DIANNA S	2021-04-09	13406	13593	54.256A	
21146 CR 265	3SD				
RIDGEWAY OH 43345	\$0		15.0-06-01-020		

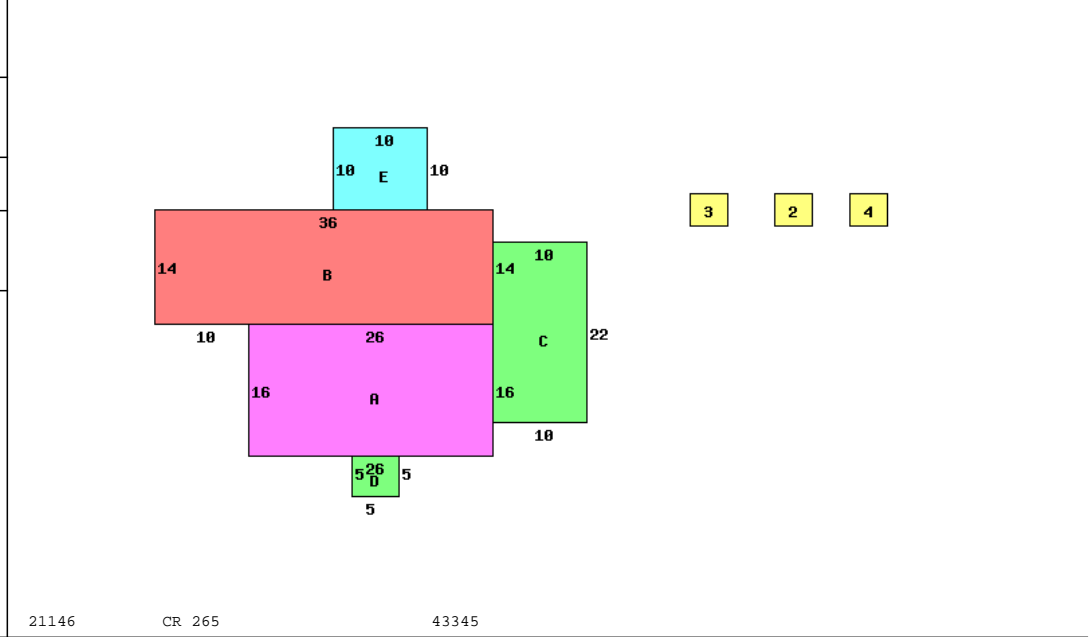
Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	111	111	111	111	111
Acres	54.2560	54.2560	54.2560	54.2560	333230
Land100%	303860	303860	303860	333230	103390
Bldg100%	75570	75570	75570	103400	436620t
Totl100%	379430t	379430t	379430t	436630t	166060
Cauv100%	91200	91200	91200	166060	
Tax Value:					
Land 35%	31920	31920	31920	58120	116630
Bldg 35%	26450	26450	26450	36190	36190
Totl 35%	58370t	58370t	58370t	94310t	152820t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2567.80	2564.26	2541.68	3520.08	
Cauv Sav	3274.30	3269.82	3241.02	2183.86	
Sp-Asmnt	29.34	29.34	29.33	43.78	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1HB	F	M		416		b	ADDTN
1 B	F	A		504		c	PORCH
	OFF	P		220	6600	d	PORCH
	OFF	P		25	750		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
147	3	2021-04-09	HILL JAMES R & DIANNA S	3SD *	0	303860	75570
119	3	2010-04-01	HILL DIANNA SUE	3AF *	0	132230	57690
416	1	2007-10-22	HILL DIANNA SUE	1WD *	0	229800	56310
194	2	2006-05-03	BRIEN MEREDITH	2CT *	0	229800	56310

Year	Land	Bldg	Total	Net Tax
2019	49930	23440	73370	3007.70
2018	49930	23440	73370	2975.84

Project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY				XA/2023
229 MAST #988 - SCIOTO RIVER				XA/2023
500 HARDIN COUNTY LANDFILL				XA/2023
230 SAMS #989 - SCIOTO RIVER				XA/2023



21146 CR 265 43345

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1H	Sq-Ft	Value
Floor Level	Main	FRAME	920 100760
	Part Upper	FRAME	416 22960
	Basement		668 12650
	Subtotal		136370
Shingle	Roof	GABLE	
Plaster/Drywall	X X	Extra Features	7350
Unfinished Wall	X	Total Value	143720
Floor/Pine	X X		
Floor/Carpet	X	PUB ELECTRIC	
Floor/Tile-Lino	X	PRIV WATER	
Number of Rooms	1 5 1	PRIV SEWER	
Bedrooms	3	PUB PAVED ST/RD	
Central Heat	A	Topo: ROLLING	
GRAV AIR		Neighborhood:	
Plumbing		Code:	1600
Standard	1	Dwl/Gar/NC%	1.3100

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1HB F		1336		C-	1925AV		129350	.55		76250
2 Shed	*SV	25X40	1000			1920PR		300			300
3 Pole Build		30X45	1350		C	1979AV		16200	.65		5670
4 Pole Build		42X70	2940		C	2009AV		35280	.40		21170
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv					
C 1	BOA BLOUNT SILT LOAM 0-	4.8262	6030	29100	2660	12840					
C 2	BOB BLOUNT SILT LOAM, 2	19.5820	5770	112990	2360	46210					
C 16	GVC2 GLYNWOOD CLAY LOAM	2.9639	4750	14080	1050	3110					
C 39	PM PEWAMO SILTY CLAY L	24.9707	6490	162060	3560	88900					
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000					
980	ROAD ROAD	.9132									

		54.256		333230	(100%)	166060	CAUV # 3637
				116630	(35%)	58120	