HALE TWP
RIDGEMONT SD 00150

Hardin County, Ohio
Michael T. Bacon, Auditor

16-010020.0000 AGR
D108 2026

sale

2023	HILL JAMES R & DIANNA	2021-04-09			
2024	HILL JAMES R & DIANNA	2021-04-09			
2025	HILL JAMES R & DIANNA	2021-04-09			
2026	HILL JAMES R & DIANNA S	2021-04-09	13406	13593	54.256A
	21146 CR 265	3SD			
		$0			
	RIDGEWAY OH 43345				

2028	HILL DIANNA S	2026-01-12
	21146 CR 265	3AF
	RIDGEWAY OH 43345	

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

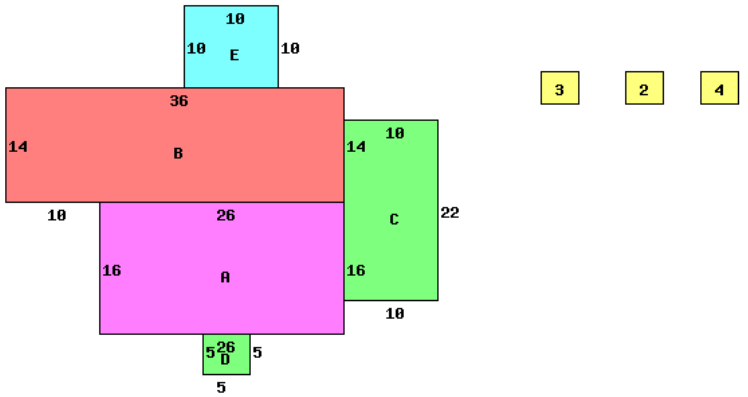
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	54.2560	54.2560	54.2560	54.2560	54.2560			
Land100%	333230	333230	333230	333230		333230	483230	483220
Bldg100%	103400	103400	103400	103400		103400	123770	123760
Totl100%	436630t	436630t	436630t	436630t		436630t	607000t	606980t
Cauv100%	166060	166060	166060	166060		333230	483230	166460
Tax Value:								
Land 35%	58120	58120	58120	58120		58120	58260	169130
Bldg 35%	36190	36190	36190	36190		36190	43320	43320
Totl 35%	94310t	94310t	94310t	94310t		94310t	101580t	212440t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	3520.08	3555.00	3457.96	3457.96	3457.96			
Cauv Sav	3241.02	2183.86	2205.52	2145.32				
Sp-Asmnt	43.78	53.67	53.67	53.67				

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

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
15	3	2026-01-12	HILL DIANNA S	3AF	*	0	333230	103400
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
2022	31920	26450	58370	2541.68
2021	31920	26450	58370	2564.26

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
229 MAST #988 - SCIOTO RIVER	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			
230 SAMS #989 - SCIOTO RIVER	XA/2025			



21146 CR 265 43345

Occupancy 1 Single Family *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	920	100760
	Part Upper	FRAME	416	22960
	Basement		668	12650
	Subtotal			136370
Shingle	Roof	GABLE		

B 1 2 U A

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
				Topo: ROLLING
Central Heat	A			
GRAV AIR				Neighborhood:
Plumbing				Code: 1600
Standard	1			Dwl/Gar/NC% 1.6600

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1HB F		1336		C-	1925AV	129350	.55		96620
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	8740	42180	2550	12310
C	2	BOB	BLOUNT SILT LOAM, 2	19.5820	8370	163900	2230	43670
C	16	GYC2	GLYNWOOD CLAY LOAM	2.9639	6890	20420	870	2580
C	39	PM	PEWAMO SILTY CLAY L	24.9707	9410	234970	3450	86150
	670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
	980	ROAD	ROAD	.9132				
				54.256		483220	(100%)	166460
						169130	(35%)	58260

CAUV # 3637

Call Back: Sign: PSN Date: 2015-01-19 Lister:

16-010020.0000-v082020R