HALE TWP
RIDGEMONT SD 00150

Hardin County, Ohio
Michael T. Bacon, Auditor

16-010021.0000 AGR
D125 2026

sale

2023 BONTRAGER ABRAHAM J &	2002-01-18	
2024 BONTRAGER ABRAHAM J &	2002-01-18	
2025 BONTRAGER ABRAHAM J &	2002-01-18	
2026 BONTRAGER ABRAHAM J & L	2002-01-18 13406	80.00A
21425-21427 CR 265	1SD	
	$52,000	
RIDGEWAY OH 43345		

2027 TROYER EDNA A ETAL	2025-05-07	
21425-21427 CR 265	1AF	
RIDGEWAY OH 43345		

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

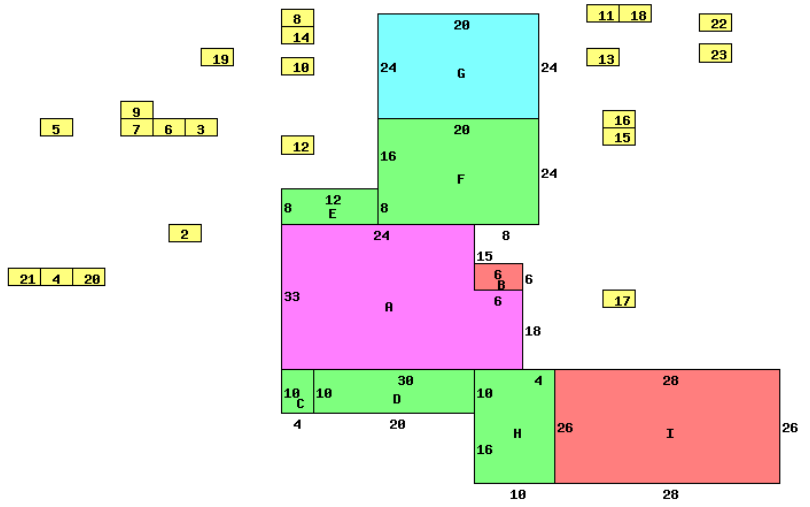
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	80.0000	80.0000	80.0000	80.0000	80.0000			
Land100%	427230	429940	429940	429940		429940	623540	623540
Bldg100%	147310	186570	186570	186570		186570	224890	224880
Totl100%	574540t	616510t	616510t	616510t		616510t	848430t	848420t
Cauv100%	191660	197290	197290	197290		429940	623540	147670
Tax Value:								
Land 35%	67080	69050	69050	69050		69050	51680	218240
Bldg 35%	51560	65300	65300	65300		65300	78710	78710
Totl 35%	118640t	134350t	134350t	134350t		134350t	130390t	296950t
Hmstd35%	39660	39660	39660	39660		39660	55520	
Owner Oc	35.04	35.02	34.64	34.64	34.64	hmstd 3220 l	36440 b	
Hmstd RB								
Net Tax	4393.14	5029.28	4891.44	4891.44	4891.44			
Cauv Sav	4455.90	3077.40	3069.50	2985.72				
Sp-Asmnt	22.39	36.57	36.57	36.57				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		900		a	*MAIN
1	F/C	A		36		b	ADDTN
	OFP	P		40	1200	c	PORCH
	EFP	P		200	8000	d	PORCH
	EFP	P		96	3840	e	PORCH
	EBW	P		480	19200	f	PORCH
04	F	O		480	5760	g	OTHER
	EFP	P		260	10400	h	PORCH
1TB	F	A		728		i	ADDTN

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
205	1	2025-05-07	TROYER EDNA A ETAL	1AF *	0	429940	186570
204	1	2025-05-07	BONTRAGER LYDIA	1AF *	0	429940	186570
35	1	2002-01-18	BONTRAGER ABRAHAM J & LY	1SD	52000	111710	137860

Year	Land	Bldg	Total	Net Tax
2022	34470	41480	75950	3272.66
2021	34470	41480	75950	3301.40

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



21425 21427 CR 265 43345

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1664	124650
	Full Upper	FRAME	900	61450
	Part Upper	FRAME	728	40510
	Basement		450	8650
	Subtotal			235260
Shingle	Roof	GABLE		

	B	1	2	U	A
Unfinished Wall	X				
Fiberboard Wall		X	X		
Floor/Hardwood		X			
Floor/Pine			X		
Number of Rooms		1	4		3
Bedrooms			1		3

Heating	-3910
Plumbing	-3800
Extra Features	48400
Total Value	275950
PUB ELECTRIC	
PRIV WATER	
PUB PAVED ST/RD	
Topo: ROLLING	
Neighborhood:	
Code:	1600
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	2 B F			3292		D	OLD/AV	220760	.55	.20	131930
2	Shed			16X20	320		D	OLD/FR	3070	.70	.20	740
3	Milk House	*SV	0	9X10	90			OLD/FR	300			300
4	Flat Barn			40X58	2320		D	2010AV	22270	.40	.20	10690
5	Silo	*SV		12X35	420			OLD/PR	400			400
6	Flat Barn			38X90	3420		D	1984AV	32830	.65	.20	9190
7	Lean-To			22X40	880		D	1984AV	5630	.65	.20	1580
8	Hog House			34X46	1564		D	1990AV	18770	.65	.20	5260
9	Lean-To				656		D	OLD/AV	4200	.65	.20	1180
10	Shed	*SV	0	20X40	800			OLD/PR	400			400
11	Shed	*SV	0	18X24	432			OLD/PR	100			100
12	Shed	*SV	0	30X46	1380			OLD/PR	600			600
13	Pole Barn			36X60	2160		D	2000FR	20740	.60	.20	6640
14	Lean-To			6X28	168		D	OLD/FR	1080	.70	.20	260
15	Flat Barn			20X30	600		D	1920FR	5760	.80	.50	580
16	Lean-To			8X14	112		D	1920FR	720	.70	.20	170
17	Shed			14X20	280		D	2010AV	2690	.40	.20	1290
18	Lean-To			8X14	112		D	OLD/FR	720	.70	.20	170
19	Shed			18X30	540		D	OLD/AV	5180	.65	.20	1450
20	P		CAN	10X40	400		D	2010AV	2560	.40	.20	1230
21	P		CAN	8X40	320		D	2010AV	2050	.40	.20	980
22	Shed	*PP		10X12	0			OLD/	0			0
23	Shed	*PP		8X10	0			OLD/	0			0

Tab	#	SOIL		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	2	BOB	BLOUNT SILT LOAM, 2	33.7599	8370	282570	2230	75290
C	39	PM	PEWAMO SILTY CLAY L	11.3494	9410	106800	3450	39160
W	2	BOB	BLOUNT SILT LOAM, 2	8.2037	4540	37240	230	1890
W	39	PM	PEWAMO SILTY CLAY L	2.1101	7790	16440	230	490
C	51	WSTL	WASTE LAND	4.1355	170	700	50	210
	680	HSITE	HOMESITE - AMISH DW	2.0000	13340	26680	13340	26680
	980	ROAD	ROAD	1.2508				
P	2	BOB	BLOUNT SILT LOAM, 2	8.3159	8370	69600	230	1910
P	39	PM	PEWAMO SILTY CLAY L	8.8747	9410	83510	230	2040

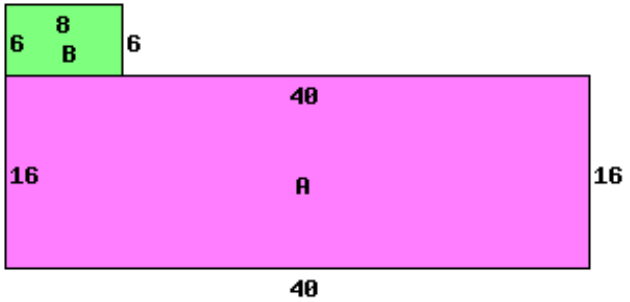
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CAMA / Cont: 1

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F	M		640		a	*MAIN
	OFP	P		48	1440	b	PORCH



Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	640	85480
	Subtotal			85480
Shingle	Roof	GABLE		
B 1 2 U A				
Plaster/Drywall	D	Heating		-810
Floor/Hardwood	X	Plumbing		-3800
Number of Rooms	3	Extra Features		1440
Bedrooms	1	Total Value		82310

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
24	DWELLING	1 F		640		E	2013AV	41160	.09	.20	49740

Call Back: - - - - Sign: Date: Lister: 16-010021.0000-v082020R