

HALE TWP  
RIDGEMONT SD

00150

Hardin County, Ohio  
Michael T. Bacon, Auditor

16-010028.0000  
D95

AGR  
2025

sale

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

2022 BONTRAGER ABRAHAM E &	2017-07-31				
2023 BONTRAGER ABRAHAM E &	2017-07-31				
2024 BONTRAGER ABRAHAM E &	2017-07-31				
2025 BONTRAGER ABRAHAM E & M	2017-07-31	13593	15910	28.391A	
15421 TR 206	LSD				
RIDGEWAY OH 43345	\$150,000				

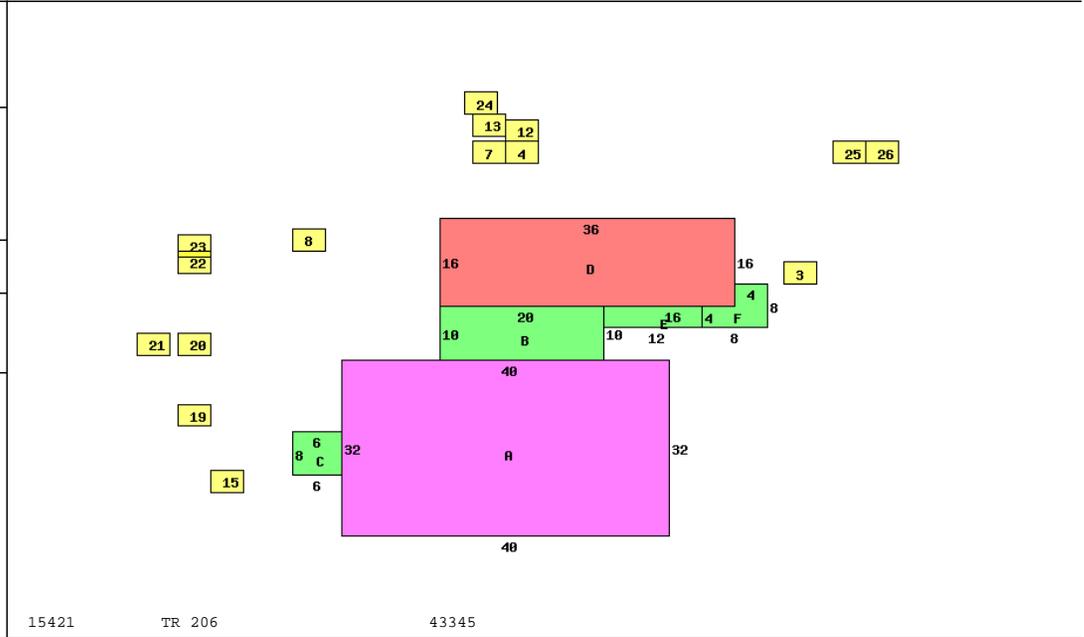
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	28.3910	28.3910	28.3910	28.3910	
Land100%	156170	171860	171860	171860	171870
Bldg100%	130770	176290	176290	176290	176280
Totl100%	286940t	348140t	348140t	348140t	348150t
Cauv100%	44430	82260	82260	82260	82250
Tax Value:					
Land 35%	15550	28790	28790	28790	60150
Bldg 35%	45770	61700	61700	61700	61700
Totl 35%	61320t	90490t	90490t	90490t	121850t
Hmstd35%	48010	53990	53990	53990	
Owner Oc	50.48	47.72	47.66	47.16	
Hmstd RB					
Net Tax	2619.66	3329.78	3363.34	3270.74	
Cauv Sav	1703.02	1170.50	1182.12	1149.84	
Sp-Asmnt	82.78	253.46	260.34	263.22	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		1280		b	PORCH
	EFF	P		200	8000	c	PORCH
1	EFF	P		48	1920	d	ADDTN
	F	A		576		e	PORCH
	OFF	P		48	1440	f	PORCH
	EFF	P		48	1920		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
364	1	2017-07-31	BONTRAGER ABRAHAM E & MAL	LSD	150000	113000	86290
230	1	2015-06-02	HERSBERGER NOAH J & SUSA	LSD *	0	115000	82890
145	2	2015-04-07	HERSBERGER NOAH J & SUSA	2WD	235000	115000	82890
598	2	2014-12-22	BEECHY SUSIE ETAL	2QC *	0	115000	82890
181	2	2013-04-17	BEECHY SUSIE ETAL	2QC *	0	94370	79170
112	2	2005-03-31	BEECHY SUSIE	2QC *	0	53170	87540
117	1	1992-02-07		1WD	60000	0	80310
1075	0	1987-12-29		*	40000	0	59430

Year	Land	Bldg	Total	Net Tax
2021	15550	45770	61320	2642.46
2020	15550	45770	61320	2646.16

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



Occupancy 1 Single Family	*DWELLING COMPUTATIONS	Sq-Ft	Value
Story Height 2			
Floor Level	Main	FRAME	1856 131370
	Full Upper	FRAME	1280 63570
	Basement		1280 23690
	Subtotal		218630
Metal	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	X	Heating	-3670
Unfinished Wall	X X	Plumbing	-3800
Floor/Hardwood	X	Extra Features	13280
Number of Rooms	1 3 2	Total Value	224440
Bedrooms	1 2		
		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	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 B F		3136		D	1990AV		179550	.26	.20	139250
3 Crib/Grana	*SV	0	34X36	1224		1965PR		1000			1000
4 Flat Barn			35X48	1680	D	1970PR		16130	.80	.50	1610
7 Milk House	*SV	CB 0	12X10	120		1980PR		200			200
8 Hog House			28X40	1120	D	1987PR		13440	.75	.30	2350
12 Lean-To			25X48	1200	D	OLD/FR		7680	.70	.75	580
13 Lean-To			20X35	700	D	OLD/PR		4480	.75	.75	280
15 Shed	*SV		14X18	252		OLD/PR		200			200
19 Shed			20X30	600	D	2020AV		5760	.15	.20	3920
20 Shed			24X64	1536	D	2020AV		14750	.15	.20	10030
21 Lean-To			10X10	100	D	2020AV		640	.15	.20	440
22 Shed			20X40	800	D	2019AV		7680	.15	.20	5220
23 Lean-To			10X20	200	D	2019AV		1280	.15	.20	870
24 Lean-To			10X12	120	D	2017AV		770	.20	.20	490
25 Lean-To			12X20	240	D	2017AV		1540	.20	.20	990
26 Shed			30X48	1440	D	2017AV		13820	.20	.20	8850

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	.2823	6030	1700	2660	750
C 2	BOB BLOUNT SILT LOAM, 2	21.8523	5770	126090	2360	51570
C 16	GVC2 GLYNWOOD CLAY LOAM	.6572	4750	3120	1050	690
C 39	PM PEWAMO SILTY CLAY L	4.0007	6490	25960	3560	14240
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000
980	ROAD ROAD	.5985				
		28.391		171870	(100%)	82250
				60150	( 35%)	28790
						CAUV # 4175

Call Back: Sign: PSN Date: 2018-06-01 Lister: 16-010028.0000-v082020R  
 Call Back: Sign: PSN Date: 2017-08-04 Lister: