HALE TWP
RIDGEMONT SD 00150

Hardin County, Ohio
Michael T. Bacon, Auditor

16-010028.0000 AGR
D95 2026

sale

2023	BONTRAGER ABRAHAM E &	2017-07-31	
2024	BONTRAGER ABRAHAM E &	2017-07-31	
2025	BONTRAGER ABRAHAM E &	2017-07-31	
2026	BONTRAGER ABRAHAM E & M	2017-07-31 13593 15910	28.391A
	15421 TR 206	1SD	
		$150,000	
	RIDGEWAY OH 43345		

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

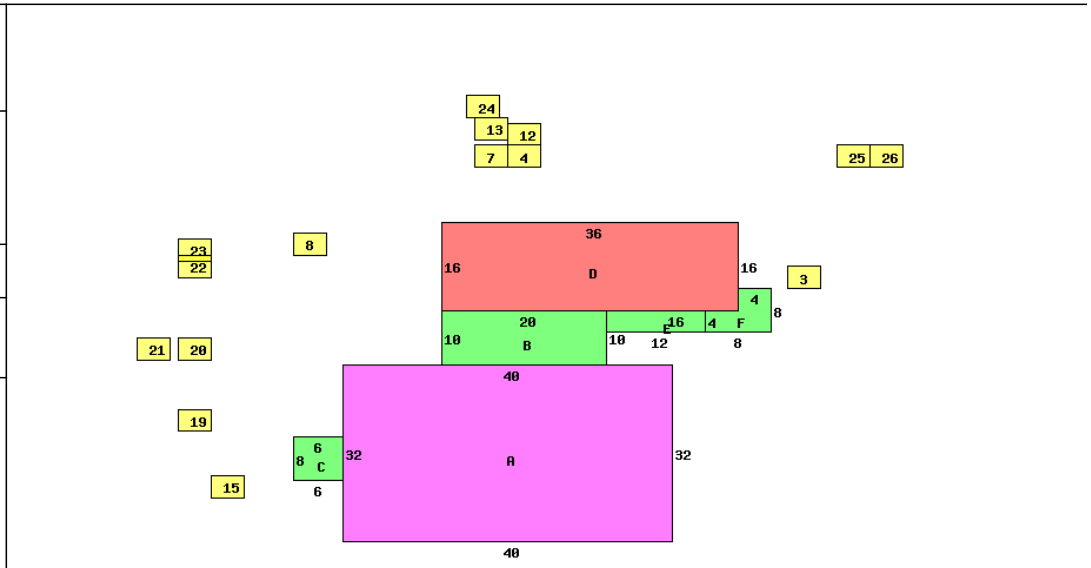
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	28.3910	28.3910	28.3910	28.3910	28.3910			
Land100%	171860	171860	171860	171860		171860	249290	249290
Bldg100%	176290	176290	176290	176290		176290	213490	213480
Totl100%	348140t	348140t	348140t	348140t		348140t	462770t	462770t
Cauv100%	82260	82260	82260	82260		171860	249290	44480
Tax Value:								
Land 35%	28790	28790	28790	28790		28790	15570	87250
Bldg 35%	61700	61700	61700	61700		61700	74720	74720
Totl 35%	90490t	90490t	90490t	90490t		90490t	90290t	161970t
Hmstd35%	53990	53990	53990	53990		53990	69370	
Owner Oc	47.72	47.66	47.16	47.16	47.16	hmstd 5250 l	48740 b	
Hmstd RB								
Net Tax	3329.78	3363.34	3270.74	3270.74	3270.74			
Cauv Sav	1703.02	1170.50	1182.12	1149.84				
Sp-Asmnt	253.46	260.34	263.22	263.22				

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

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
364	1	2017-07-31	BONTRAGER ABRAHAM E & MAL	1SD		150000	113000	86290
230	1	2015-06-02	HERSHBERGER NOAH J & SUSA	1SD	*	0	115000	82890
145	2	2015-04-07	HERSHBERGER 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
2022	15550	45770	61320	2619.66
2021	15550	45770	61320	2642.46

p r o j e c t			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			



15421 TR 206 43345

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% 1.6600

	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		3136		D	1990AV	179550	.26	.20	176450
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-	.0035	8740	30	2550	10
C	2	BOB	BLOUNT SILT LOAM, 2	7.7884	8370	65190	2230	17370
C	16	GYC2	GLYNWOOD CLAY LOAM	.6572	6890	4530	870	570
C	39	PM	PEWAMO SILTY CLAY L	.1736	9410	1630	3450	600
	670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
	980	ROAD	ROAD	.5985				
P	1	BOA	BLOUNT SILT LOAM 0-	.2788	8740	2440	230	60
P	2	BOB	BLOUNT SILT LOAM, 2	14.0639	8370	117710	230	3240
P	39	PM	PEWAMO SILTY CLAY L	3.8271	9410	36010	230	880

	28.391	249290	(100%)	44480
		87250	(35%)	15570

CAUV # 4175

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

16-010028.0000-v082020R