

HALE TWP
RIDGEMONT SD

00150

Hardin County, Ohio
Michael T. Bacon, Auditor

16-010069.0000
D17

AGR
2025

sale

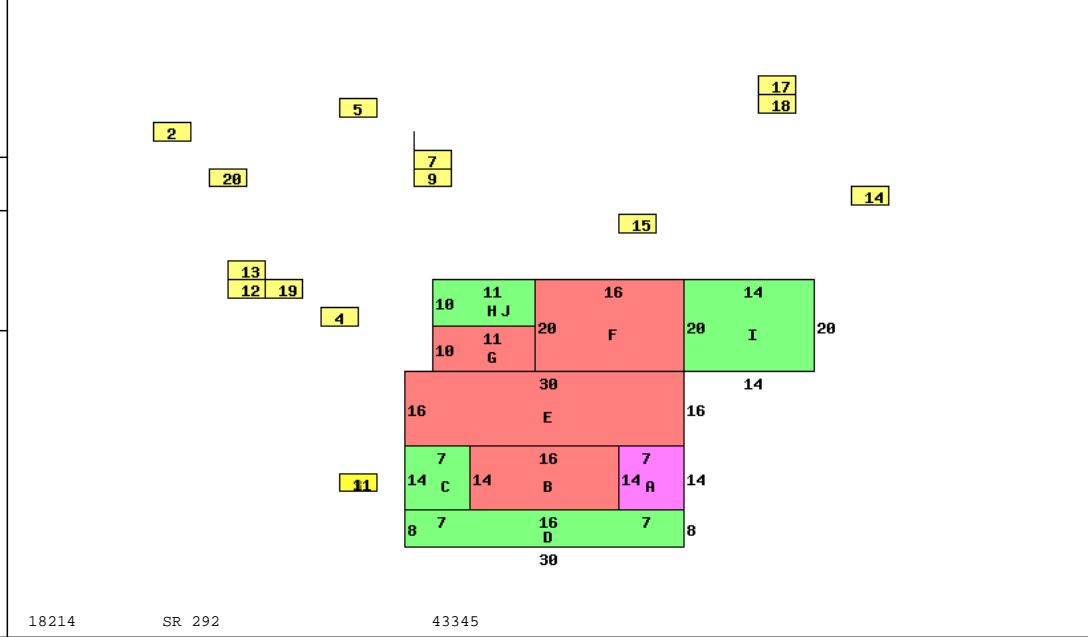
2022 VAN SCOY WM K & SONJA					
2023 VAN SCOY WM K & SONJA					
2024 VAN SCOY WM K & SONJA					
2025 VAN SCOY WM K & SONJA L					
18214 SR 292					
RIDGEWAY OH 43345	\$0	REST OF SPECIAL ASSESMEN			

Eff Rate:-	47.75	40.86	41.23	40.16	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	137.5300	137.5300	137.5300	137.5300	
Land100%	700660	766850	766860	766860	766850
Bldg100%	230060	315830	315830	315830	315830
Tot1100%	930710t	1082690t	1082690t	1082690t	1082680t
Cauv100%	162140	325860	325860	325860	325860
Tax Value:					
Land 35%	56750	114050	114050	114050	268400
Bldg 35%	80520	110540	110540	110540	110540
Totl 35%	137270t	224590t	224590t	224590t	378940t
Hmstd35%	36320	41830	41830	41830	
Owner Oc	38.18	36.96	36.92	36.54	hmstd 5250 l 36580 b
Hmstd RB					
Net Tax	5939.16	8345.76	8428.96	8198.28	
Cauv Sav	8207.24	5761.02	5818.20	5659.38	
Sp-Asmnt	248.27	610.10	610.10	613.22	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		98			ADDTN
2 B	F	A		224		b	ADDTN
	EFP	P		98	3920	c	PORCH
	OPF	P		240	7200	d	PORCH
2 B	F	A		480		e	ADDTN
2	F/C	A		320		f	ADDTN
2	F/C	A		110		g	ADDTN
	EFP	P		110	4400	h	PORCH
	PAT	P		280	840	i	PORCH
F	F	A		110		j	ADDTN

Year	Land	Bldg	Total	Net Tax
2021	56750	80520	137270	5991.58
2020	56750	80520	137270	5999.84

Project	ben acres	%	factor
164 STRICTLAND - SCIOTO RIVER			XA/2025
229 MAST #988 - SCIOTO RIVER			XA/2025
230 SAMS #989 - SCIOTO RIVER			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
237 BERRY - SCIOTO RIVER			XA/2025
902 MAIN DISTRICT CONSERVANCY			XA/2025
238 RAFF - SCIOTO RIVER			XA/2025



Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level			
	Main	FRAME	1232 105480
	Full Upper	FRAME	1244 63900
	Basement		352 6800
	Subtotal		176180
	Roof	GABLE	
Plaster/Drywall	X X	Air Conditioning	4440
Unfinished Wall	X	Extra Features	16360
Floor/Pine	X X	Total Value	196980
Number of Rooms	1 5 4		
Bedrooms	4	PUB ELECTRIC	
Central Heat	A	PRIV WATER	
FORCED AIR		PRIV SEWER	
Central A/C	A	PUB PAVED ST/RD	
Plumbing		Topo: ROLLING	
Standard	1	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	1 F/C		2476		C-	OLD/AV		177280	.55		104510
2 POND	*.87A		0			OLD/		0			0
3 Shed		10X16	160		D-	2000AV		1340	.55		600
4 Grain Bin	*PP 0	21X21	441		C	1984FR		0			0
5 Shed		42X40	1680		D	OLD/PR		16130	.75		4030
7 Flat Barn		36X60	2160		D	OLD/PR		20740	.80	.50	2070
8 Lean-To		50X80	4000		D	OLD/PR		25600	.75		6400
9 Milk House		12X14	168		D	OLD/PR		2020	.75		510
11 Quonset		48X70	3360		C	1985FR		40320	.70		12100
12 Greenhouse	1	175X40	7000	2.25	C	2000AV		15750	.55		7090
13 Greenhouse			66220	2.25	C	2000AV		149000	.55		67050
14 Quonset	*NV 1	120X30	3600			OLD/		0			0
15 Shed		15X30	450		D	OLD/FR		4320	.70		1300
16 Lean-To		48X80	3840		D	OLD/AV		24580	.65		8600
17 Pole Build	2	240X80	19200		D	2014AV		184320	.30	.50	64510
18 Lean-To			600		C	2014AV		4800	.30		3360
19 Pole Build		32X40	1280		C	2014AV		15360	.30		10750
20 COVERALL		60X150	9000	3.00	C	2020AV		27000	.15		22950

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	8.5249	6030	51410	2660	22680
C 2	BOB BLOUNT SILT LOAM, 2	64.4797	5770	372050	2360	152170
C 15	GYB2 GLYNWOOD CLAY LOAM	4.8956	5020	24580	1230	6020
C 16	GYC2 GLYNWOOD CLAY LOAM	16.5871	4750	78790	1050	17420
C 39	PM PEWAMO SILTY CLAY L	29.7999	6490	193400	3560	106090
W 2	BOB BLOUNT SILT LOAM, 2	5.9231	3130	18540	470	2780
W 16	GYC2 GLYNWOOD CLAY LOAM	1.6532	1460	2410	230	380
W 39	PM PEWAMO SILTY CLAY L	1.9861	5370	10670	1670	3320
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000
980	ROAD ROAD	2.6804				