HALE TWP
RIDGEMONT SD 00150

Hardin County, Ohio
Michael T. Bacon, Auditor

16-010072.0000 RES
D111 2025

sale

2022	REPPART JOHN T & PATR	1999-12-06
2023	REPPART JOHN T & PATR	1999-12-06
2024	REPPART JOHN T & PATR	1999-12-06
2025	REPPART JOHN T & PATRIC	1999-12-06 13406 2.048A
	21620 CR 265	1WD
		$140,000
	RIDGEWAY OH 43345	

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

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	2.0500	2.0500	2.0500	2.0500	
Land100%	15740	20260	20260	20260	20250
Bldg100%	191260	221310	221310	221310	221310
Totl100%	207000t	241570t	241570t	241570t	241560t
Cauv100%					
Tax Value:					
Land 35%	5510	7090	7090	7090	7090
Bldg 35%	66940	77460	77460	77460	77460
Totl 35%	72450t	84550t	84550t	84550t	84550t
Hmstd35%	71350	82710	82710	81530	
Owner Oc	75.02	73.10	73.02	71.22	hmstd 5250 l 76280 b
Hmstd RB					
Net Tax	3079.78	3082.68	3114.08	3028.88	
Sp-Asmnt	20.81	20.81	28.54	28.54	

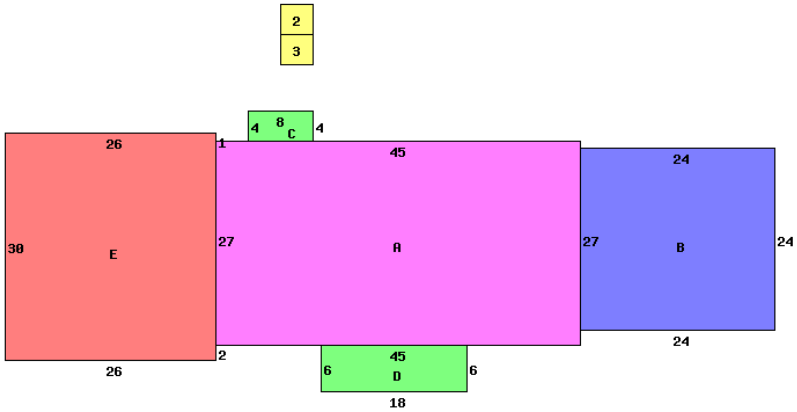
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1Q	F/C	M		1215		a	*MAIN
	F2	G		576	13820	b	GRAGE
	DK	P		32	480	c	PORCH
	OFP	P		108	3240	d	PORCH
1 B	F	A		780		e	ADDTN

gas fireplace
90 sq ft of cathedral ceiling

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
731	1	1999-12-06	REPPART JOHN T & PATRICI	1WD	140000	11170	95340
494	2	1989-06-21		2WD	4096	2000	0

Year	Land	Bldg	Total	Net Tax
2021	5510	66940	72450	3106.46
2020	5510	66940	72450	3110.80

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



21620 CR 265 43345

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1Q				
Floor Level	Main	FRAME	1995	137520
	Qtr Story	FRAME	1215	18330
	Basement		780	14590
	Subtotal			170440
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Unfinished Wall	X				
Floor/Pine		X	X		
Floor/Carpet		X	X		
Floor/Concrete	X				
Number of Rooms	1	5	2		
Bedrooms		1	2		
Central Heat			A		
ELECTRIC					
Heat Pump			A		
Central A/C			A		
Plumbing					
Standard	1				
Extra 3 Fixture	1				
Extra 2 Fixture	1				

Air Conditioning	5710
Plumbing	3500
Garages and Carports	13820
Extra Features	5520
Total Value	198990

PUB ELECTRIC
PRIV WATER
PRIV SEWER
PUB PAVED ST/RD

Neighborhood:
Code: 1600
Dwl/Gar/NC% 1.3100

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1H F/C		1995		C+	1989GD	218890	.24		217930
2	Pool	*PP		0			OLD/	0			0
3	P	DK		500		C	2000AV	7500	.55		3380

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				15000	15000	15000	15000
small acreage	1.0500				5000	5000	5250	5250

Call Back: Sign: PSN Date: 2015-01-19 Lister: 16-010072.0000-v082020R