

HALE TWP
RIDGEMONT SD

00150

Hardin County, Ohio
Michael T. Bacon, Auditor

16-010080.0000
D102

RES
2023

sale

Eff Rate:- 48.28 — 48.21 — 47.75 — 40.86 — a/r

2020 MANN'S KIMERLY L	2019-10-04
2021 MANN'S KIMERLY L	2019-10-04
2022 MANN'S KIMERLY L	2019-10-04
2023 MANN'S KIMERLY L	2019-10-04 13406 6.386A
20550 CR 265	2CT
RIDGEWAY OH 43345	\$0 15.0-06-01-080

Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	561	561	561	561	561
Acres	6.3860	6.3860	6.3860	6.3860	
Land100%	24400	24400	24400	34710	34710
Bldg100%	90170	90170	109310	159290	159290
Totl100%	114570t	114570t	133710t	194000t	194000t
Cauv100%					

Orig Tax Year 1998
Parent: 16-010063.0000

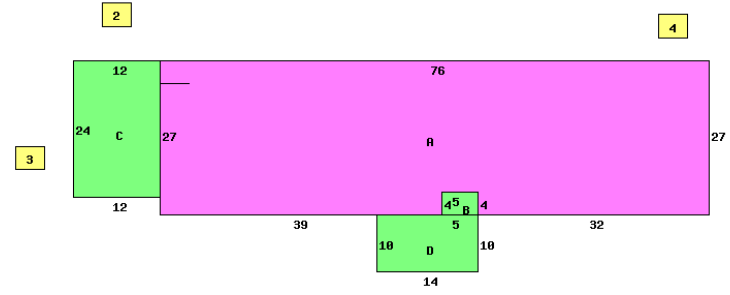
Tax Value:	8540	8540	8540	12150	12150
Land 35%	31560	31560	38260	55750	55750
Bldg 35%	40100t	40100t	46800t	67900t	67900t
Totl 35%				52010	
Hmstd35%				45.96	
Owner Oc					hmstd 5250 l 46760 b
Hmstd RB					
Net Tax	1764.08	1761.64	2037.88	2488.38	
Sp-Asmnt	20.62	20.62	20.62	20.62	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		2032			
	OPF	P		20	600	b	PORCH
	DK	P		288	4320	c	PORCH
	DK	P		140	2100	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
373	2	2019-10-04	MANN'S KIMERLY L	2CT *	0	23800	78000
324	1	2005-05-25	MANN'S DAVID L & KIMBERLY	1WD	118000	21000	93890
437	1	2002-10-15	CORBIN JAMES B & JULIANN	1WD *	0	20690	86060
279	1	1997-07-18	CORBIN JAMES BRADLEY	1WD *	0	0	0

Year	Land	Bldg	Total	Net Tax
2019	8330	27300	35630	1460.60
2018	8330	27300	35630	1445.12

Project
902 MAIN DISTRICT CONSERVANCY XA/2023
500 HARDIN COUNTY LANDFILL XA/2023



20550 CR 265 43345

Occupancy 4 M/H on Real Estate		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	2032 138990
Shingle	Roof	GABLE	138990
Plaster/Drywall	D	Air Conditioning	3600
Floor/Carpet	X	Plumbing	2800
Floor/Tile-Lino	X	Extra Features	7020
Number of Rooms	7	Total Value	152410
Bedrooms	4		
Central Heat	A	PUB ELECTRIC	
Central A/C	A	PRIV WATER	
Plumbing		PRIV SEWER	
Standard	1	PUB PAVED ST/RD	
Extra 3 Fixture	1	Neighborhood:	
Extra Fixture	1	Code:	1600
		Dwl/Gar/NC%	1.3100

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 MH/REAL	1 F/C	27X76	2032	MHD	1998AV	121930	.22		124590
2 Garage	F	24X24	576	C	1998AV	15260	.55		9000 CONCRET FL
3 Shed	*PP	8X10	80		OLD/	0			0
4 Shed	*PP	6X8	48		2012AV	0			0 ALL SD OPN
5 Shed	*PP	8X16	0		2013AV	0			0
6 Pole Build		50X72	3600	C	2020AV	30240	.15		25700 2 SIDE OPN
homesite	acres/	effective	depth	actual	effective	extended	true		
small acreage	frontage	frontage	depth	factor	rate	value	value		
	1.0000				15000	15000	15000		
	5.3860				5000	3660	19710		19710