HALE TWP
RIDGEMONT SD 00150

Hardin County, Ohio
Michael T. Bacon, Auditor

16-010080.0000 RES
D102 2026

sale

2023	MANNS KIMERLY L	2019-10-04
2024	MANNS KIMERLY L	2019-10-04
2025	MANNS KIMERLY L	2019-10-04
2026	MANNS KIMERLY L	2019-10-04 13406 6.386A
	20550 CR 265	2CT
		$0
	RIDGEWAY OH 43345	

Orig Tax Year 1998
Parent: 16-010063.0000

2028	BORNTREGER WILLIE ETAL	2026-05-12
	20550 CR 265	1SD
	RIDGEWAY OH 43345	

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

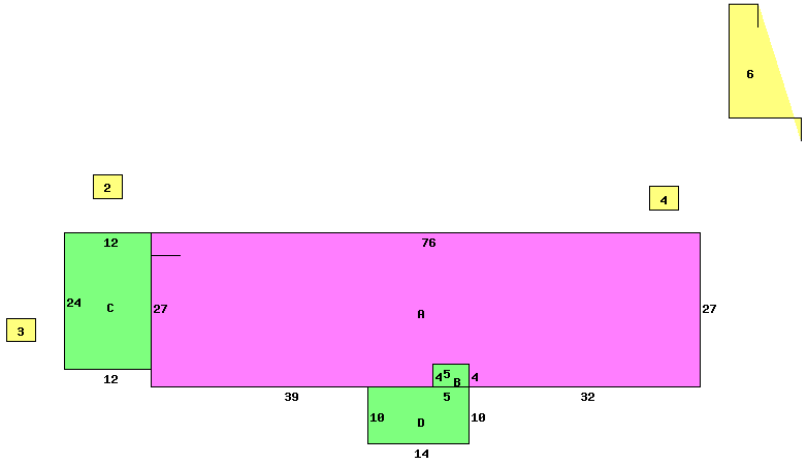
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	561	561	561	561	0	561	561	561
Acres	6.3860	6.3860	6.3860	6.3860	6.3860			
Land100%	34710	34710	34710	34710		34710	36970	36960
Bldg100%	159290	159290	159290	159290		159290	194970	194970
Totl100%	194000t	194000t	194000t	194000t		194000t	231940t	231930t
Cauv100%								
Tax Value:								
Land 35%	12150	12150	12150	12150		12150	12940	12940
Bldg 35%	55750	55750	55750	55750		55750	68240	68240
Totl 35%	67900t	67900t	67900t	67900t		67900t	81180t	81180t
Hmstd35%	52010	52010	52010	52010		52010	65280	
Owner Oc	45.96	45.92	45.42	45.42	45.42	hmstd 5250 l	46760 b	
Hmstd RB								
Net Tax	2488.38	2513.56	2444.22	2444.22	2444.22			
Sp-Asmnt	20.62	28.86	28.86	28.86				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		2032		a	*MAIN
	OFP	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:bldg
154	1	2026-05-12	BORNTREGER WILLIE ETAL	1SD		300000	34710	159290
373	2	2019-10-04	MANNS KIMERLY L	2CT	*	0	23800	78000
324	1	2005-05-25	MANNS 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
2022	8540	38260	46800	2037.88
2021	8540	31560	40100	1761.64

project			ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			



20550 CR 265 43345

Occupancy 4 M/H on Real Estate

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	2032	138990
	Subtotal			138990
Shingle	Roof	GABLE		

B 1 2 U A

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		
		PUB ELECTRIC	
Central Heat	A	PRIV WATER	
		PRIV SEWER	
Central A/C	A	PUB PAVED ST/RD	
Plumbing			
Standard	1	Neighborhood:	
Extra 3 Fixture	1	Code:	1600
Extra Fixture	1	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	MH/REAL	1 F/C	27X76	2032		MHD	1998AV	121930	.22		157870	
2	Garage	F	24X24	576		C	1998AV	15260	.55		11400	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

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	5.3860				5000	3660	19710	19710

Call Back: Sign: PSN Date: 2015-01-19 Lister: 16-010080.0000-v082020R