HALE TWP
RIDGEMONT SD 00150

Hardin County, Ohio
Michael T. Bacon, Auditor

16-010083.0000 RES
D122 2026

sale

2023 HOLMES JAMES & WENDY	2022-08-01	
2024 HOLMES JAMES & WENDY	2022-08-01	
2025 HOLMES JAMES & WENDY	2022-08-01	
2026 HOLMES JAMES & WENDY S	2022-08-01 13406 2.171A	
21663 CR 265	1WD	
	$275,000	
RIDGEWAY OH 43345		

Orig Tax Year 1999
Parent: 16-010022.0000

Eff Rate:- 40.86 41.23 40.16 40.16 a/r

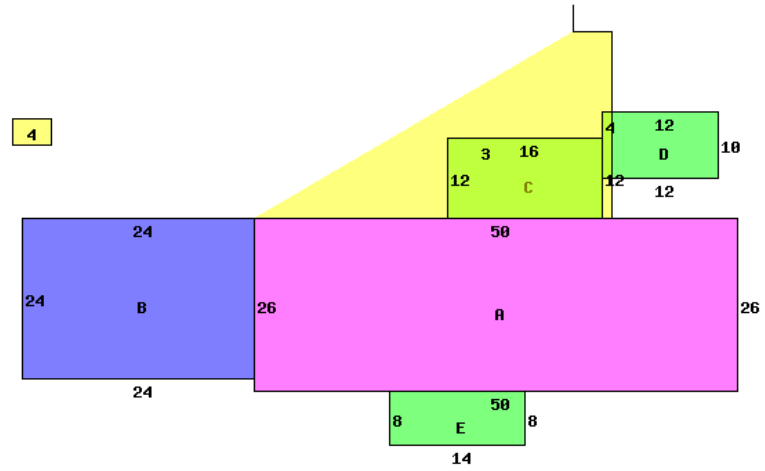
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	2.1710	2.1710	2.1710	2.1710	2.1710			
Land100%	20860	20860	20860	20860		20860	23110	23110
Bldg100%	216430	216430	216430	216430		216430	280000	279990
Totl100%	237290t	237290t	237290t	237290t		237290t	303110t	303100t
Cauv100%								
Tax Value:								
Land 35%	7300	7300	7300	7300		7300	8090	8090
Bldg 35%	75750	75750	75750	75750		75750	98000	98000
Totl 35%	83050t	83050t	83050t	83050t		83050t	106090t	106090t
Hmstd35%			79190	79190		79190	101460	
Owner Oc			69.16	69.16	69.16	hmstd 5250 l	73940 b	
Hmstd RB								
Net Tax	3099.80	3130.56	2975.94	2975.94	2975.94			
Sp-Asmnt	20.62	28.46	28.46	28.46				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1300		a	*MAIN
	F	G		576	13820	b	GRAGE
	OFP	P		192	5760	c	PORCH
	DK	P		120	1800	d	PORCH
	DK	P		112	1680	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
390	1	2022-08-01	HOLMES JAMES & WENDY S	1WD	275000	16110	143230
519	1	2014-11-19	MCFADDON JACOB T	1WD	137000	14000	107830
116	1	1998-03-05	ZACHARIAH SCOTT & LISA	1WD	8000	0	0

Year	Land	Bldg	Total	Net Tax
2022	5640	50130	55770	2428.48
2021	5640	50130	55770	2450.04

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



21663 CR 265 43345

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1300	107470
	Basement		1300	24060
	Subtotal			131530
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	2340
Unfinished Wall	X	Plumbing	2100
Floor/Carpet	X	Garages and Carports	13820
Floor/Tile-Lino	L	Extra Features	9240
Number of Rooms	1 6	Total Value	159030
Bedrooms	3		
		PUB ELECTRIC	
Central Heat	A	PRIV WATER	
FORCED AIR		PRIV SEWER	
Central A/C	A		
Plumbing		Neighborhood:	
Standard	1	Code:	1600
Extra 3 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	DWELLING	1 B F		1300		C-	1998VG	143130	.15	-.35	272640
3	P	DK		430		C	2017AV	6450	.20		5160
4	Shed		12X20	240		D	2023AV	2300	.05		2190

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	1.1710				5000	5000	5860	5860

Call Back: Sign: PSN Date: 2015-01-19 Lister: