HALE TWP
RIDGEMONT SD 00150

Hardin County, Ohio
Michael T. Bacon, Auditor

16-010094.0000 RES
D21 2026

sale

2023 FREEMAN TERESA A	2017-04-07	
2024 FREEMAN TERESA A	2017-04-07	
2025 FREEMAN TERESA A	2017-04-07	
2026 FREEMAN TERESA A	2017-04-07 12180	22.225A
16287 TR 204	1CT	
	$0	
RIDGEWAY OH 43345		

Orig Tax Year 2003
Parent: 16-010049.0000

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

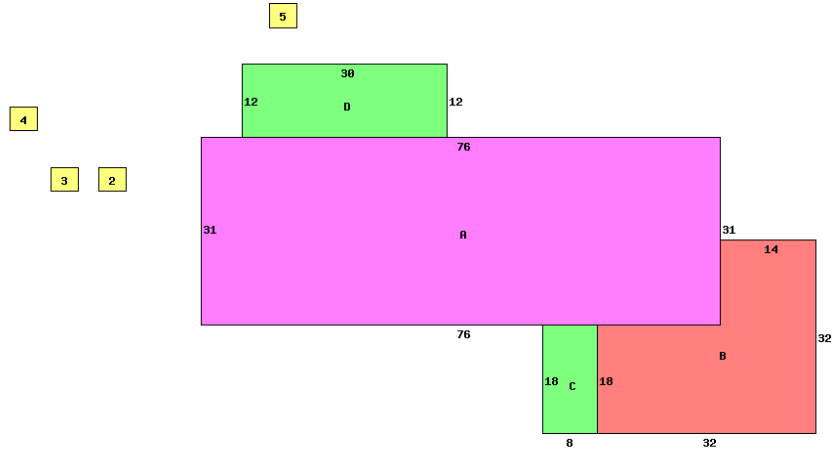
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	513	513	513	513	0	513	513	513
Acres	22.2250	22.2250	22.2250	22.2250	22.2250			
Land100%	56970	56970	56970	56970		56970	59230	59220
Bldg100%	247770	247770	247770	247770		247770	307540	307550
Totl100%	304740t	304740t	304740t	304740t		304740t	366770t	366770t
Cauv100%								
Tax Value:								
Land 35%	19940	19940	19940	19940		19940	20730	20730
Bldg 35%	86720	86720	86720	86720		86720	107640	107640
Totl 35%	106660t	106660t	106660t	106660t		106660t	128370t	128370t
Hmstd35%	83590	83590	83590	83590		83590	105300	
Owner Oc	73.88	73.80	73.02	73.02	73.02	hmstd 5250 l	78340 b	
Hmstd RB								
Net Tax	3907.16	3946.74	3837.78	3837.78	3837.78			
Sp-Asmnt	276.80	283.67	308.51	308.51				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		2356		a	*MAIN
1	F	A		772		b	ADDTN
	OFP	P		144	4320	c	PORCH
	DK	P		360	5400	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
146	1	2017-04-07	FREEMAN TERESA A	1CT *	0	91800	101230
497	1	2002-09-16	FREEMAN DANIEL M & TERES	1FD	33000	0	0

Year	Land	Bldg	Total	Net Tax
2022	13230	57550	70780	3016.92
2021	13230	57550	70780	3043.14

project			ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			
229	MAST #988 - SCIOTO RIVER	XA/2025			
230	SAMS #989 - SCIOTO RIVER	XA/2025			



16287 TR 204 43345

Occupancy 4 M/H on Real Estate

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	3128	190180
	Basement		2356	43300
	Subtotal			233480
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall		X	Air Conditioning	5380
Unfinished Wall	X		Extra Features	9720
Floor/Carpet		X	Total Value	248580
Floor/Concrete	X			
Floor/Tile-Lino		X	PUB ELECTRIC	
Number of Rooms	1	4	PRIV WATER	
Bedrooms		4	PRIV SEWER	
			PUB PAVED ST/RD	
Central Heat		A		
FORCED AIR			Neighborhood:	
Central A/C		A	Code:	1600
Plumbing			Dwl/Gar/NC%	1.6600
Standard	1			

	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 B F	31X76	3128		MHD	2002AV	198860	.22		257480	
2	Garage	F	30X44	1320		C	2002AV	34980	.55		26130	CONCRET FL
3	Shed	*PP	8X10	0			OLD/	0			0	
4	Pool	*PP		0			OLD/	0			0	
5	Pole Build		35X60	2100		C	2022AV	25200	.05		23940	

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	20.9850				5000	2000	41970	41970
road	.2400							

Call Back: Sign: PSN Date: 2018-06-01 Lister: