HALE TWP
RIDGEMONT SD 00150

Hardin County, Ohio
Michael T. Bacon, Auditor

16-010115.0000 RES
D133.01 2026

sale

2023	ZACHARIAH SAMUEL S	2018-11-13
2024	ZACHARIAH SAMUEL S	2018-11-13
2025	ZACHARIAH SAMUEL S	2018-11-13
2026	ZACHARIAH SAMUEL S	2018-11-13 13406 6.817A
	20621 CR 265	1WD
		$75,000
	RIDGEWAY OH 43345	

Orig Tax Year 2018
Parent: 16-010014.0000

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	599	511	511	511	0	511	511	511
Acres	6.8170	6.8170	6.8170	6.8170	6.8170			
Land100%	22510	35660	35660	35660		35660	37910	37900
Bldg100%	17200	280490	280490	280490		280490	350830	350820
Totl100%	39710t	316140t	316140t	316140t		316140t	388740t	388720t
Cauv100%								
Tax Value:								
Land 35%	7880	12480	12480	12480		12480	13270	13270
Bldg 35%	6020	98170	98170	98170		98170	122790	122790
Totl 35%	13900t	110650t	110650t	110650t		110650t	136060t	136050t
Hmstd35%		97400	97400	97400		97400	122810	
Owner Oc		85.98	85.08	85.08	85.08	hmstd 5250 l	92150 b	
Hmstd RB		721.58	726.60	726.60	726.60			
Net Tax	518.82	3363.38	3245.42	3245.42	3245.42			
Sp-Asmnt		31.93	31.93	31.93				

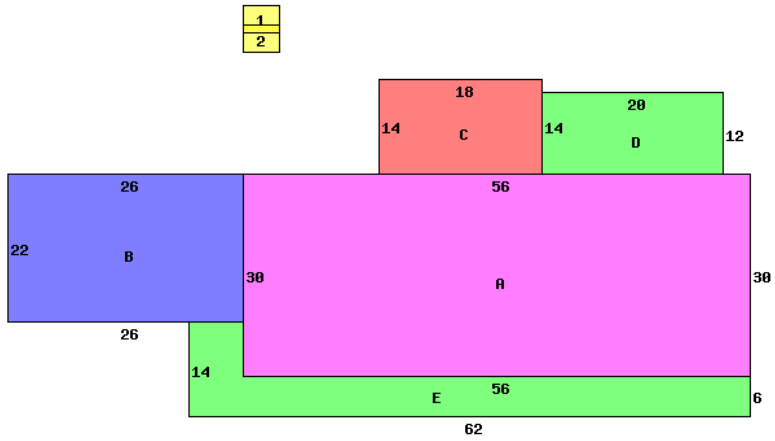
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1680		a	*MAIN
	F	G		572	13730	b	GRAGE
1	F	A		252		c	ADDTN
	OFP	P		240	7200	d	PORCH
	OFP	P		420	12600	e	PORCH

2019 N/C PUT VALUE ON OUTBUILDINGS

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
556	1	2018-11-13	ZACHARIAH SAMUEL S	1WD	75000	13490	0
197	1	2017-05-01	MANNS EDDIE R	1WD	35000	0	0

Year	Land	Bldg	Total	Net Tax
2022	4730	4500	9230	401.92
2021	4730	4500	9230	405.50

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



20621 CR 265 43345

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1932	135070
	Basement		1680	31080
	Subtotal			166150

Shingle

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	3300
Unfinished Wall	X	Plumbing	2100
Floor/Hardwood	X	Garages and Carports	13730
Floor/Carpet	X	Extra Features	19800
Floor/Concrete	X	Total Value	205080
Floor/Tile-Lino	X		
Number of Rooms	1 5	PUB PAVED ST/RD	
Bedrooms	2	Topo: ROLLING	
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	1600
Central A/C	A	Dwl/Gar/NC%	1.6600
Plumbing			
Standard	1		
Extra 3 Fixture	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	Pole Build		32X48	1536		C	2017AV	18430	.20		14740
2	P	CAN	8X48	384		C	2017AV	3070	.20		2460
3	DWELLING	1 B F		1932		C	2023AV	205080	.02		333620

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
small acreage	5.8170				5000	3550	20650	20650
homesite	1.0000				17250	17250	17250	17250

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

16-010115.0000-v082020R