

HALE TWP
RIDGEMONT SD

00150

Hardin County, Ohio
Michael T. Bacon, Auditor

16-010118.0000
D98.01

AGR
2025

sale

2022 CRONLEY RICHARD & ANG
 2023 FURLONG JAMES LONDON
 2024 FURLONG JAMES LONDON
 2025 FURLONG JAMES LONDON &
 15807 TR 206
 RIDGEWAY OH 43345

2022-06-21
 2022-06-21
 2022-06-21 13593 5.738A
 1SD
 \$350,000

Eff Rate:-	47.75	40.86	41.23	40.16	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	199	199	199	199	199
Acres		5.7380	5.7380	5.7380	
Land100%		37230	37230	37230	37240
Bldg100%	107110	123600	123600	123600	123600
Totl100%	107110t	160830t	160830t	160830t	160840t
Cauv100%	11600	20430	20430	20430	20430
Tax Value:					
Land 35%	4060	7150	7150	7150	13030
Bldg 35%	37490	43260	43260	43260	43260
Totl 35%	41550t	50410t	50410t	50410t	56290t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1809.28	1881.52	1900.20	1848.34	
		219.48	221.66	215.60	
Sp-Asmnt	37.63	91.05	98.59	106.56	

Orig Tax Year 2023
Parent: 16-010029.0000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
305	1	2022-06-21	FURLONG JAMES LONDON & MA	1SD	350000	0	0
p r o j e c t							
165			FAUCETT - SCIOTO	XA/2025			
229			MAST #988 - SCIOTO RIVER	XA/2025			
230			SAMS #989 - SCIOTO RIVER	XA/2025			
902			MAIN DISTRICT CONSERVANCY	XA/2025			

ben acres / % factor

1

15807 TR 206 43345

Neighborhood: 1600
Code: 1.3100
Dwl/Gar/NC%

Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 Finishing	M	206X80	16480		C	2006AV	247200	.50		123600
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv				
C 39	PEWAMO SILTY CLAY L	5.7380	6490	37240	3560	20430				
		5.738		37240	(100%)	20430	CAUV # 4476			
				13030	(35%)	7150				