

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 LANDON                | 2022-06-21 |           |        |  |
| 2024 FURLONG JAMES LANDON                | 2022-06-21 |           |        |  |
| 2025 FURLONG JAMES LANDON & 15807 TR 206 | 2022-06-21 | 13593     | 5.738A |  |
|  |            | 1SD       |        |  |
| RIDGEWAY OH 43345                        |            | \$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 LANDON & 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           |               |         |         |            |