

HALE TWP  
RIDGEMONT SD

00150

Hardin County, Ohio  
Michael T. Bacon, Auditor

16-020024.0000  
C36

AGR  
2025

sale

Eff Rate:- 47.75 — 40.86 — 41.23 — 40.16 — a/r

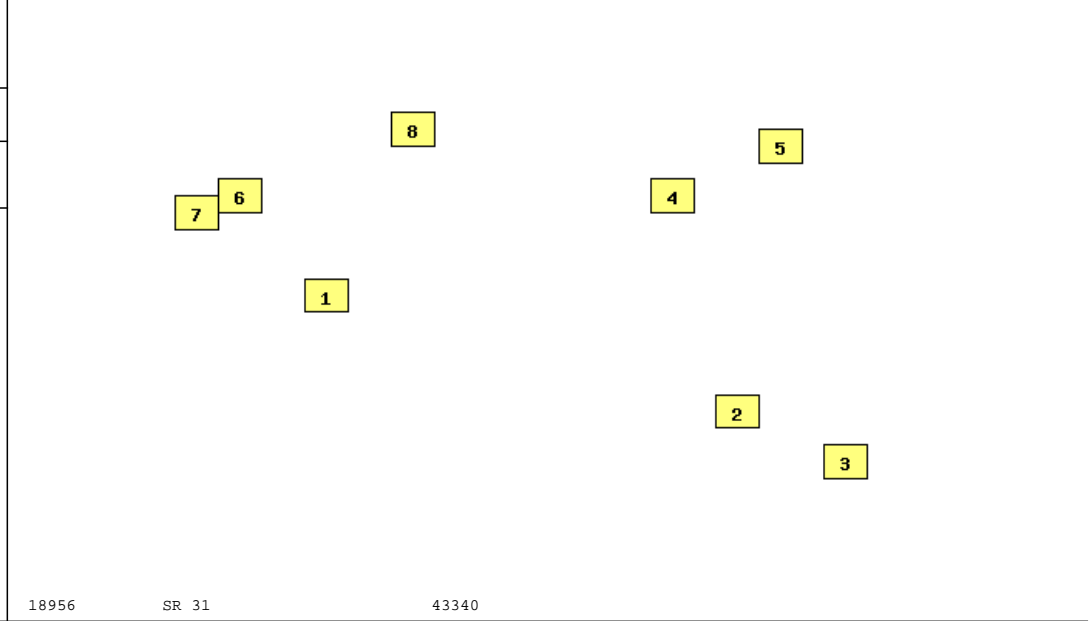
2022	SCHARF ANDREW J	2020-05-15			
2023	SCHARF ANDREW J	2020-05-15			
2024	SCHARF ANDREW J	2020-05-15			
2025	SCHARF ANDREW J	2020-05-15	10004	58.66A	
	18956 SR 31		4WD		
			\$1,100,000		
	MT VICTORY OH 43340				

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	199	199	199	199	199
Acres	58.6600	58.6600	58.6600	58.6600	314940
Land100%	287060	314940	314940	314940	314940
Bldg100%	2370	3030	3030	3030	3020
Totl100%	289430t	317970t	317970t	317970t	317960t
Cauv100%	70290	139230	139230	139230	139240
Tax Value:					
Land 35%	24600	48730	48730	48730	110230
Bldg 35%	830	1060	1060	1060	1060
Totl 35%	25430t	49790t	49790t	49790t	111290t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1107.32	1858.40	1876.82	1825.58	
Cauv Sav	3303.72	2295.44	2318.24	2254.98	
Sp-Asmnt	31.40	31.40	38.87	38.87	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
203	4	2020-05-15	SCHARF ANDREW J	4WD	1100000	286460	2370
292	4	2006-07-07	SCHARF PATRICK E & CAROL	4AF *	0	115890	3890
291	4	2006-07-07	SCHARF JOHN P & MARY R	4AF *	0	115890	3890
199	4	2003-04-24	SCHARF JOHN P & MARY R T	4QC *	0	94490	2800
640	0	1986-08-12			0	0	119910

Year	Land	Bldg	Total	Net Tax
2021	24600	830	25430	1117.18
2020	24600	830	25430	1118.72

project	ben acres	%	factor
902 MAIN DISTRICT CONSERVANCY			
500 HARDIN COUNTY LANDFILL			
255 MCCULLOUGH #1014 SCIOTO RIVE			



18956 SR 31 43340

PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Topo: ROLLING	
Neighborhood:	
Code:	1600
Dwl/Gar/NC%	1.3100

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 SV DWLG	*SV		868			1920VP	500			500
2 Garage	*SV CB 0	20X32	640			1920PR	400			400
3 Upground C	*NV 0	20X40	800			1920PR	0			0
4 Poultry Ho	*NV 0	20X42	840			1920PR	0			0
5 CRIB/GRNY	*NV 0	26X36	936			1920PR	0			0
6 Lean-To	*SV 0	14X40	800			1920PR	200			200
7 Flat Barn		40X50	2000		D	1920PR	19200	.80	.50	1920
8 Shed	*PP	8X12	96			1920PR	0			0

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	.5947	6030	3590	2660	1580
C 2	BOB BLOUNT SILT LOAM, 2	28.4386	5770	164090	2360	67120
C 14	GWB GLYNWOOD SILT LOAM	6.5520	5400	35380	1750	11470
C 15	GYB2 GLYNWOOD CLAY LOAM	.8707	5020	4370	1230	1070
C 39	PM PEWAMO SILTY CLAY L	7.1619	6490	46480	3560	25500
C 47	SO SLOAN SILT LOAM, FR	5.1475	6490	33410	2920	15030
W 2	BOB BLOUNT SILT LOAM, 2	2.4267	3130	7600	470	1140
W 14	GWB GLYNWOOD SILT LOAM	1.7620	2830	4990	750	1320
C 51	WSTL WASTE LAND	.2386	120	30	50	10
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000
980	ROAD ROAD	4.4673				

58.66	314940	(100%)	139240	CAUV # 4354
	110230	( 35%)	48730	