HALE TWP
RIDGEMONT SD 00150

Hardin County, Ohio
Michael T. Bacon, Auditor

16-020037.0000 RES
C25 2026

## sale

| | | |
|---|---|---|
| 2023 NEWLAND RYAN C & KATY | | 2016-12-06 |
| 2024 KADEL DANIEL J & DIAN | | 2023-01-13 |
| 2025 KADEL DANIEL J & DIAN | | 2023-01-13 |
| 2026 KADEL DANIEL J & DIANA | | 2023-01-13 10004 3.00A |
| 17763 TR 206 | | 1WD |
| | | $325,000 |
| MT VICTORY OH 43340 | | |

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

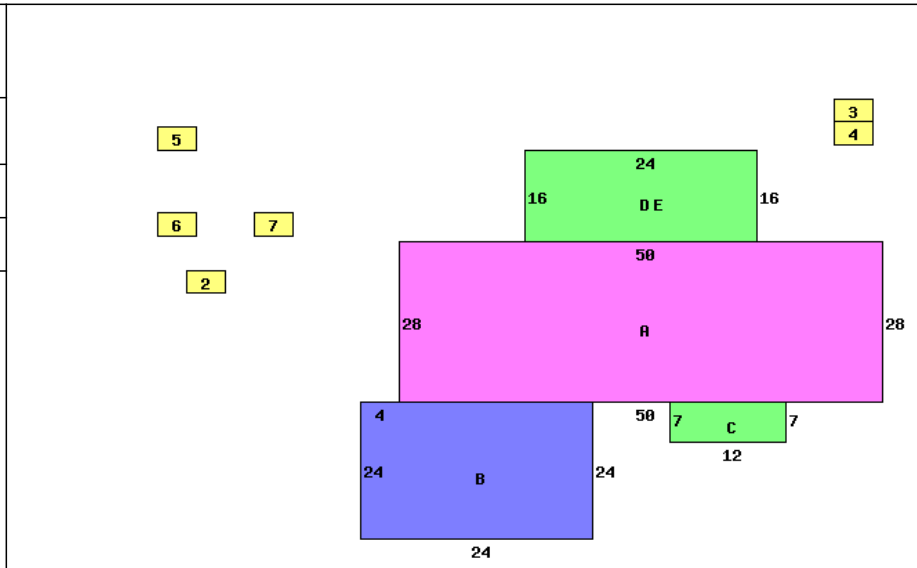
| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 511 | 511 | 511 | 511 | 0 | 511 | 511 | 511 |
| Acres | 3.0000 | 3.0000 | 3.0000 | 3.0000 | 3.0000 | | | |
| Land100% | 25000 | 25000 | 25000 | 25000 | | 25000 | 27260 | 27250 |
| Bldg100% | 149310 | 149310 | 149310 | 149310 | | 149310 | 188800 | 188810 |
| Totl100% | 174310t | 174310t | 174310t | 174310t | | 174310t | 216060t | 216060t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 8750 | 8750 | 8750 | 8750 | | 8750 | 9540 | 9540 |
| Bldg 35% | 52260 | 52260 | 52260 | 52260 | | 52260 | 66080 | 66080 |
| Totl 35% | 61010t | 61010t | 61010t | 61010t | | 61010t | 75620t | 75620t |
| Hmstd35% | 52670 | 52670 | 52400 | 52400 | | 52400 | 65790 | |
| Owner Oc | | 46.50 | 45.76 | 45.76 | 45.76 | hmstd 5250 l | 47150 b | |
| Hmstd RB | | | | | | | | |
| Net Tax | 2277.16 | 2253.26 | 2191.24 | 2191.24 | 2191.24 | | | |
| Sp-Asmnt | 20.31 | 25.67 | 25.67 | 25.67 | | | | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 | F/C | M | | 1400 | | a | *MAIN |
| | F2 | G | | 576 | 13820 | b | GRAGE |
| | OFP | P | | 84 | 2520 | c | PORCH |
| | DK | P | | 384 | 5760 | d | PORCH |
| | CAN | P | | 384 | 3070 | e | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|
| 16 | 1 | 2023-01-13 | KADEL DANIEL J & DIANA L | 1WD | 325000 | 18600 | 137860 |
| 542 | 1 | 2016-12-06 | NEWLAND RYAN C & KATY J | 1SD | 177500 | 16510 | 100770 |
| 383 | 2 | 1992-04-29 | | 2WD | 9000 | 2910 | 0 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 6510 | 48250 | 54760 | 2384.48 |
| 2021 | 6510 | 48250 | 54760 | 2405.68 |

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




17763 TR 206 43340

Occupancy 1 Single Family

| | | | *DWELLING COMPUTATIONS Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1 | | | | |
| Floor Level | Main | FRAME | 1400 | 111360 |
| | Subtotal | | | 111360 |
| Metal | Roof | GABLE | | |

B 1 2 U A

| | | | |
|---|---|---|---|
| Plaster/Drywall | X | Air Conditioning | 2440 |
| Floor/Carpet | X | Plumbing | 2100 |
| Number of Rooms | 6 | Garages and Carports | 13820 |
| Bedrooms | 3 | Extra Features | 11350 |
| | | Total Value | 141070 |
| Central Heat | A | | |
| FORCED AIR | | PUB ELECTRIC | |
| Central A/C | A | PRIV WATER | |
| Plumbing | | PRIV SEWER | |
| Standard | 1 | PUB PAVED ST/RD | |
| Extra 3 Fixture | 1 | | |
| | | Neighborhood: | |
| | | Code: | 1600 |
| | | Dwl/Gar/NC% | 1.6600 |

| | Bldg Type | SHB+Cons | DixHt FtxFt | Area | Unit Rate | Grade | Blt/Renov Cond | Replace Value | Phy Dpr | Fnc Dpr | True Value |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | DWELLING | 1 F/C | | 1400 | | C- | 1992VG | 126960 | .19 | | 170710 |
| 2 | Garage | | 24X50 | 1200 | | C | 1992AV | 28800 | .65 | | 16730 |
| 3 | POND | *.58A | | 0 | | | OLD/ | 0 | | | 0 |
| 4 | P | DK | 12X12 | 144 | | C | 1992AV | 2160 | .65 | | 760 |
| 5 | Shed | *PP | 8X16 | 128 | | | 1995AV | 0 | | | 0 |
| 6 | Shed | | 10X18 | 180 | | D | 1992AV | 1730 | .65 | | 610 |
| 7 | Shed | *PP | 12X12 | 144 | | | 2000AV | 0 | | | 0 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| homesite | 1.0000 | | | | 17250 | 17250 | 17250 | 17250 |
| small acreage | 2.0000 | | | | 5000 | 5000 | 10000 | 10000 |

Call Back: Sign: PSN Date: 2014-12-18 Lister:

16-020037.0000-v082020R