HALE TWP
RIDGEMONT SD 00150

Hardin County, Ohio
Michael T. Bacon, Auditor

16-030020.0000 RES
D70.01 2026

sale

2023	SCHRADER SHAWN F	2011-06-07
2024	SCHRADER SHAWN F	2011-06-07
2025	SCHRADER SHAWN F	2011-06-07
2026	SCHRADER SHAWN F	2011-06-07 13273 7.269A
	15069 SR 273	1WD
		$136,000
	RIDGEWAY OH 43345	

Orig Tax Year 2012
Parent: 16-030008.0000

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

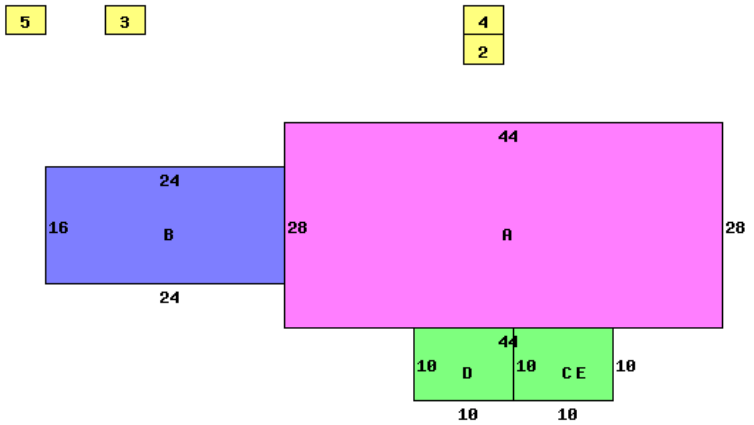
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	7.2690	7.2690	7.2690	7.2690	7.2690			
Land100%	36570	36570	36570	36570		36570	38830	38820
Bldg100%	125690	125690	125690	125690		125690	157060	157070
Totl100%	162260t	162260t	162260t	162260t		162260t	195890t	195890t
Cauv100%								
Tax Value:								
Land 35%	12800	12800	12800	12800		12800	13590	13590
Bldg 35%	43990	43990	43990	43990		43990	54970	54970
Totl 35%	56790t	56790t	56790t	56790t		56790t	68560t	68560t
Hmstd35%			43400	43400		43400	54390	
Owner Oc			37.90	37.90	37.90	hmstd 5250 l	38150 b	
Hmstd RB								
Net Tax	2119.66	2140.68	2044.34	2044.34	2044.34			
Sp-Asmnt	46.69	51.12	51.12	51.12				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1232		a	*MAIN
	F	G		384	9220	b	GRAGE
	OFP	P		100	3000	c	PORCH
	CAN	P		100	800	d	PORCH
	CAN	P		100	800	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
215	1	2011-06-07	SCHRADER SHAWN F	1WD	136000	0	0

Year	Land	Bldg	Total	Net Tax
2022	8930	38010	46940	2043.98
2021	8930	38010	46940	2062.14

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



15069 SR 273 43345

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1232	105480
	Basement		1232	22940
	Subtotal			128420
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall		X	
Unfinished Wall	X		
Floor/Pine		X	
Floor/Carpet		X	
Floor/Concrete	S		
Number of Rooms	1	5	
Bedrooms		3	
Central Heat		A	
ELECTRIC			
Plumbing			
Standard	1		

Garages and Carports	9220
Extra Features	4600
Total Value	142240
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Topo: ROLLING	
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 B F		1232		C-	1965GD	128020	.35		138130
2	Garage	CB	24X32	768		C	1940AV	18430	.65		10710
3	Pole Build		40X46	1840		C	OLD/AV	22080	.65		7730
4	9	* CAN	6X32	0			OLD/	500			500
5	POND	*1.1AC		0			OLD/	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	6.2690				5000	3440	21570	21570

Call Back: Sign: PSN Date: 2015-01-19 Lister:

16-030020.0000-v082020R