HALE TWP
RIDGEMONT SD 00150

Hardin County, Ohio
Michael T. Bacon, Auditor

16-040023.0000 RES
D81.01 2026

sale

2023	JEFFERS ISAAC M	2020-08-28
2024	JEFFERS ISAAC M	2020-08-28
2025	JEFFERS ISAAC M	2020-08-28
2026	JEFFERS ISAAC M	2020-08-28 10839 5.015A
	19476 CR 177	1WD
		$160,000
	RIDGEWAY OH 43345	

Orig Tax Year 2021
Parent: 16-040001.0000

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

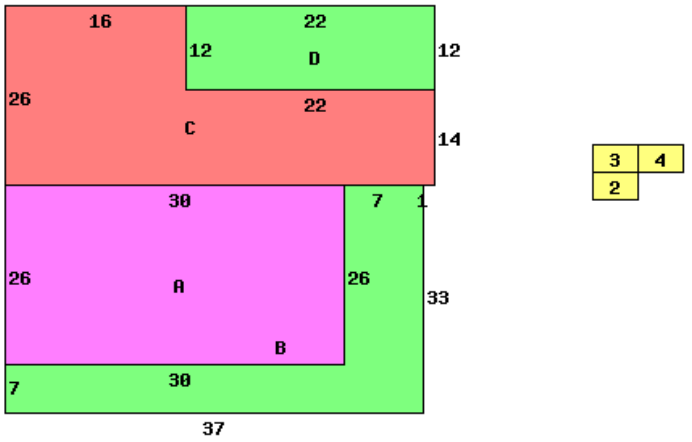
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	5.0150	5.0150	5.0150	5.0150	5.0150			
Land100%	31060	31060	31060	31060		31060	33310	33310
Bldg100%	148570	148570	148570	148570		148570	184310	184310
Totl100%	179630t	179630t	179630t	179630t		179630t	217630t	217620t
Cauv100%								
Tax Value:								
Land 35%	10870	10870	10870	10870		10870	11660	11660
Bldg 35%	52000	52000	52000	52000		52000	64510	64510
Totl 35%	62870t	62870t	62870t	62870t		62870t	76170t	76170t
Hmstd35%	52080	52080	52080	52080		52080	65390	
Owner Oc	46.02	45.98	45.48	45.48	45.48	hmstd 5250 l	46830 b	
Hmstd RB	334.16	360.80	363.30	363.30	363.30			
Net Tax	1966.42	1963.10	1896.40	1896.40	1896.40			
Sp-Asmnt	39.40	46.23	46.23	46.23				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		780		a	*MAIN
	OFP	P		441	13230	b	PORCH
1	F/C	A		724		c	ADDTN
	OFP	P		264	7920	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
380	1	2020-08-28	JEFFERS ISAAC M	1WD	160000	0	0

Year	Land	Bldg	Total	Net Tax
2022	7780	42020	49800	1751.76
2021	7780	42020	49800	2407.40

project			ben acres	/ %	factor
165	FAUCETT - SCIOTO	XA/2025			
229	MAST #988 - SCIOTO RIVER	XA/2025			
230	SAMS #989 - SCIOTO RIVER	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			
902	MAIN DISTRICT CONSERVANCY	XA/2025			



19476 CR 177 43345

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1504	118790
	Full Upper	FRAME	780	57070
	Basement		585	11130
	Subtotal			186990
Shingle	Roof	MANSARD		

	B 1 2 U A		
Plaster/Drywall	X X	Air Conditioning	2560
Unfinished Wall	X	Plumbing	2100
Floor/Hardwood	X	Extra Features	21150
Floor/Pine	X X	Total Value	212800
Floor/Carpet	X		
Number of Rooms	1 6 3		
Bedrooms	1 3	Neighborhood:	
		Code:	1600
Central Heat	A	Dwl/Gar/NC%	1.6600
FORCED AIR			
Heat Pump	X		
Central A/C	X		
Plumbing			
Standard	1		
Extra 3 Fixture	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value	
1	DWELLING	2 B F		2284		C	1912GD	212800	.40	.20	169560	
2	Shed		22X34	748		D	OLD/GD	7180	.60		2870	
3	Shed		24X36	864		D	OLD/GD	8290	.60		3320	
4	Pole Build		34X82	2788		D	OLD/GD	21410	.60		8560	1 SIDE OPN

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	4.0150				5000	4000	16060	16060