HALE TWP
RIDGEMONT SD 00150

Hardin County, Ohio
Michael T. Bacon, Auditor

16-050001.0000 AGR
C146 2026

sale

2023 PETERSHEIM WM J & ANN
2024 PETERSHEIM WM J & ANN
2025 PETERSHEIM WM J & ANN
2026 PETERSHEIM WM J & ANNIE 10176 133.128A
19233 TR 179
$0
RIDGEWAY OH 43345

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

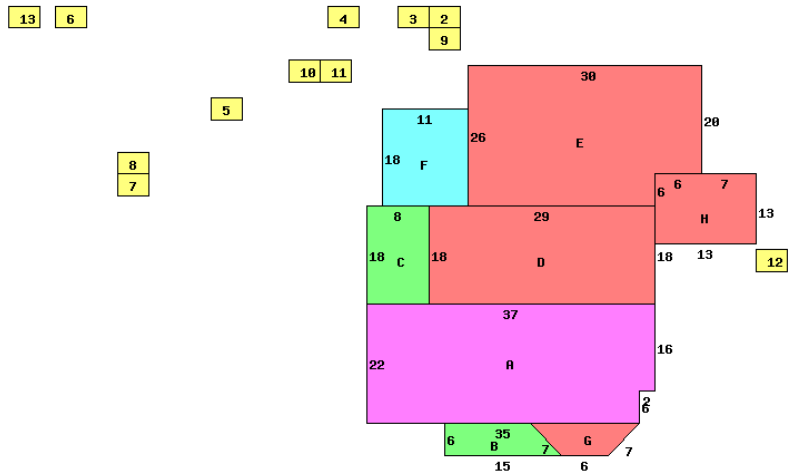
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	133.1280	133.1280	133.1280	133.1280	133.1280			
Land100%	779030	779030	779030	779030		779030	1129740	1129740
Bldg100%	210800	210800	210800	210800		210800	257340	257350
Totl100%	989830t	989830t	989830t	989830t		989830t	1387090t	1387090t
Cauv100%	359310	359310	359310	359310		779030	1129740	312870
Tax Value:								
Land 35%	125760	125760	125760	125760		125760	109500	395410
Bldg 35%	73780	73780	73780	73780		73780	90070	90070
Totl 35%	199540t	199540t	199540t	199540t		199540t	199570t	485480t
Hmstd35%	64210	64210	64210	64210		64210	81950	
Owner Oc	56.74	56.68	56.08	56.08	56.08	hmstd 3220 l	60990 b	
Hmstd RB								
Net Tax	7390.98	7464.96	7260.26	7260.26	7260.26			
Cauv Sav	8060.08	5483.00	5537.36	5386.22				
Sp-Asmnt	46.36	55.72	55.72	55.72				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	B	M		802		a	*MAIN
	OFP	P		78	2340	b	PORCH
	EFP	P		144	5760	c	PORCH
2 B+	F	A		522		d	ADDTN
1	F	A		744		e	ADDTN
04	F	O		198	2380	f	OTHER
1	B	A		60		g	ADDTN
1	F	A		169		h	ADDTN

section h on sketch is a wash house
PARCEL 16-050030 WAS SPLIT OFF OF THIS PARCEL AND HAS THE SAME HOUSE NUMBER

Year	Land	Bldg	Total	Net Tax
2022	64400	68280	132680	5714.44
2021	64400	68280	132680	5764.62

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



19233 TR 179 43345

Occupancy 1 Single Family

			*DWELLING COMPUTATIONS Sq-Ft	Value
Story Height 2				
Floor Level	Main	BRICK	2297	168530
	Full Upper	BRICK	1324	70000
	Qtr Story	FRAME	522	2280
	Basement		1252	23180
	Subtotal			263990
Shingle	Roof	GABLE		

B 1 2 U A			
Plaster/Drywall	X X	Heating	-4210
Unfinished Wall	X	Plumbing	-3800
Floor/Pine	X X	Extra Features	10480
Floor/Concrete	X	Total Value	266460
Number of Rooms	1 5 3		
Bedrooms	1 3	PRIV WATER	
		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	2 B B		3621		D	2004FR	213170	.22	.20	220810
2	Bank Barn		58X70	4060		D	1920FR	38980	.70	.20	9360
3	Milk House		11X15	165		D	1920PR	1980	.75	.20	400
4	Silo	*NV	10X40	400			1920PR	0			0
5	Shed	*PP	10X12	120			1920AV	0			0
6	Flat Barn		36X70	2520		D	OLD/PR	24190	.80	.50	2420
7	Crib/Grana		20X40	800		D	1920PR	6400	.75	.20	1280
8	Hog House		40X44	1760		D	1920PR	21120	.75	.20	4220
9	P	CAN	8X50	400		D	1920FR	2560	.70	.20	610
10	Shed		40X90	3600		D	2007AV	34560	.45	.20	15210
11	Lean-To		10X40	400		D	2007AV	2560	.45	.20	1130
12	Shed		16X24	384		D	1920FR	3690	.70	.20	890
13	Lean-To		16X50	800		D	OLD/PR	5120	.75	.20	1020

Tab #		S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 2	BOB	BLOUNT SILT LOAM, 2	36.4206	8370	304840	2230	81220
C 14	GWB	GLYNWOOD SILT LOAM	10.8078	7830	84630	1630	17620
C 15	GYB2	GLYNWOOD CLAY LOAM	13.7798	7280	100320	1110	15300
C 39	PM	PEWAMO SILTY CLAY L	52.7328	9410	496220	3450	181930
680	HSITE	HOMESITE - AMISH DW	1.0000	13340	13340	13340	13340
980	ROAD	ROAD	3.3245				
P 2	BOB	BLOUNT SILT LOAM, 2	9.0575	8370	75810	230	2080
P 14	GWB	GLYNWOOD SILT LOAM	1.2162	7830	9520	230	280
P 39	PM	PEWAMO SILTY CLAY L	4.7888	9410	45060	230	1100
			133.128		1129740	(100%) 312870	CAUV # 2116
					395410	(35%) 109500	

Call Back: Sign: PSN Date: 2014-12-18 Lister:
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16-050001.0000-v082020R