

HALE TWP
RIDGEMONT SD

00150

Hardin County, Ohio
Michael T. Bacon, Auditor

16-050005.0000
C121

AGR
2025

sale

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

2022	TROYER JOSEPH F & ROS	2012-03-05			
2023	TROYER JOSEPH F & ROS	2012-03-05			
2024	TROYER JOSEPH F & ROS	2012-03-05			
2025	TROYER JOSEPH F & ROSEM	2012-03-05	10176	100.00A	
	17239 SR 273	LSD			
			\$345,000		
	MT VICTORY OH 43340				

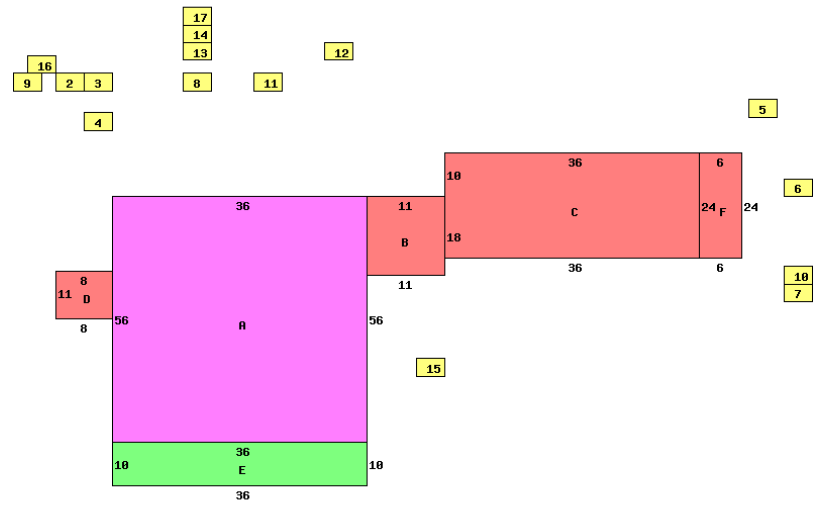
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	112	112	112	112	112
Acres	100.0000	100.0000	100.0000	100.0000	
Land100%	456110	498460	498460	498460	498460
Bldg100%	173030	226740	226740	226740	226750
Totl100%	629140t	725200t	725200t	725200t	725210t
Cauv100%	89290	192460	192460	192460	192450
Tax Value:					
Land 35%	31250	67360	67360	67360	174460
Bldg 35%	60560	79360	79360	79360	79360
Totl 35%	91810t	146720t	146720t	146720t	253820t
Hmstd35%				63900	
Owner Oc				55.82	
Hmstd RB					
Net Tax	3997.82	5476.24	5530.58	5323.82	
Cauv Sav	5590.64	3997.46	4037.12	3926.92	
Sp-Asmnt	20.84	20.84	28.18	28.18	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	F	M		2016		b	ADDTN
1	F/C	A		198		c	ADDTN
2	F/S	A		864		d	ADDTN
1	F/C	A		88		e	PORCH
1	OFF	P		360	10800	f	ADDTN
1	F	A		144			

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
79	1	2012-03-05	TROYER JOSEPH F & ROSEMAR	LSD	345000	265030	128110
84	1	2001-02-20	SLABAUGH ROBERT R & SOVI	1WD	67500	132200	122540
916	0	1986-11-04		*	64000	0	216310
915	0	1986-11-04		*	44666	0	216310

Year	Land	Bldg	Total	Net Tax
2021	31250	60560	91810	4033.34
2020	31250	60560	91810	4038.90

Project	ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY				XA/2025
500 HARDIN COUNTY LANDFILL				XA/2025



17239 SR 273 43340

Occupancy	1	Single Family	*DWELLING COMPUTATIONS
Story Height	2		Sq-Ft Value
Floor Level		Main	FRAME 3310 197540
		Full Upper	FRAME 2880 110070
		Basement	2016 37160
		Subtotal	344770
Metal		Roof	GABLE
Plaster/Drywall	X X		Heating -7150
Unfinished Wall	X		Plumbing -3800
Floor/Pine	X X		Extra Features 10800
Number of Rooms	2 5 4		Total Value 344620
Bedrooms	3 4		
		PRIV WATER	
		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 DWELLING	2 B F	6190			D	1976FR		275700	.40	.20	173360
2 Flat Barn		36X54	1944		D	1987FR		18660	.70	.50	2800
3 Flat Barn		36X86	3096		D	1987FR		29720	.70	.50	4460
4 Milk House	CB 0	10X16	160		D	1987FR		1920	.70	.20	460
5 Shed		12X20	240		D	1900PR		2300	.75	.20	460
6 Shed	*NV	0 11X11	121		D	1900PR		0			0
7 Hog House	2	218X31	6758		D	1978FR		81100	.70	.20	19460
8 Flat Barn		42X44	1848		D	1992AV		17740	.65	.20	4970
9 Silo	*NV	18X36	648		D	OLD/FR		0			0
10 Lean-To		40X66	2640		D	1978FR		16900	.70	.20	4060
11 Shed		10X20	200		D	OLD/FR		1920	.70	.20	460
12 Shed		12X14	168		D	OLD/FR		1610	.70	.20	390
13 Flat Barn		30X56	1680		D	1960FR		16130	.80	.50	1610
14 Lean-To		10X56	560		D	OLD/FR		3580	.70	.20	860
15 Shed	*PP	8X10	0		D	1987		0			0
16 Lean-To		20X36	720		D	1987F		4610	.70	.20	1110
17 Flat Barn		40X40	1600		D	2017AV		15360	.20		12290

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	4.5037	6030	27160	2660	11980
C 2	BOB BLOUNT SILT LOAM, 2	22.3458	5770	128940	2360	52740
C 8	EE EEL SILT LOAM, OCCA	8.2116	5550	45570	2460	20200
C 14	GWB GLYNWOOD SILT LOAM	20.8796	5400	112750	1750	36540
C 16	GVC2 GLYNWOOD CLAY LOAM	11.9367	4750	56700	1050	12530
C 30	MRD2 MORLEY CLAY LOAM 12	1.3979	4670	6530	350	490
C 39	PM PEWAMO SILTY CLAY L	6.1844	6490	40140	3560	22020
C 46	SKA SLEETH SILT LOAM, 0	6.6153	5880	38900	2970	19650
W 2	BOB BLOUNT SILT LOAM, 2	4.9746	3130	15570	470	2340
W 14	GWB GLYNWOOD SILT LOAM	3.2726	2830	9260	750	2460
W 16	GVC2 GLYNWOOD CLAY LOAM	1.6621	1460	2430	230	380
W 30	MRD2 MORLEY CLAY LOAM 12	2.4329	420	1020	230	560
W 39	PM PEWAMO SILTY CLAY L	.7585	5370	4070	1670	1270
C 51	WSTL WASTE LAND	1.8547	120	220	50	90
980	ROAD ROAD	1.9696				