HALE TWP
RIDGEMONT SD 00150

Hardin County, Ohio
Michael T. Bacon, Auditor

16-050005.0000 AGR
C121 2026

## sale

| | | |
|---|---|---|
| 2023 TROYER JOSEPH F & ROS | 2012-03-05 | |
| 2024 TROYER JOSEPH F & ROS | 2012-03-05 | |
| 2025 TROYER JOSEPH F & ROS | 2012-03-05 | |
| 2026 TROYER JOSEPH F & ROSEM | 2012-03-05 10176 | 100.00A |
| 17239 SR 273 | 1SD | |
| | $345,000 | |
| MT VICTORY OH 43340 | | |

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

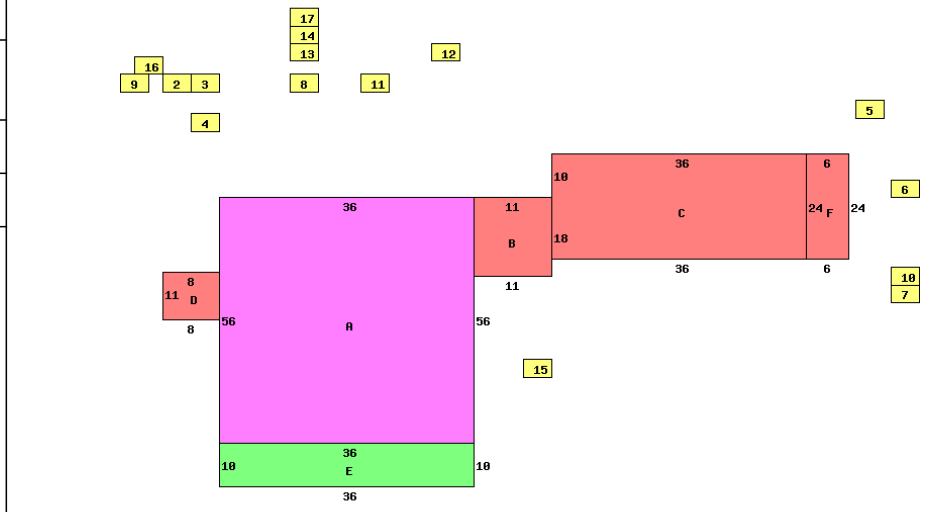
| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 112 | 112 | 112 | 112 | 0 | 112 | 112 | 112 |
| Acres | 100.0000 | 100.0000 | 100.0000 | 100.0000 | 100.0000 | | | |
| Land100% | 498460 | 498460 | 498460 | 498460 | | 498460 | 722910 | 722900 |
| Bldg100% | 226740 | 226740 | 226740 | 226740 | | 226740 | 273060 | 273070 |
| Totl100% | 725200t | 725200t | 725200t | 725200t | | 725200t | 995970t | 995970t |
| Cauv100% | 192460 | 192460 | 192460 | 192460 | | 498460 | 722910 | 158820 |
| Tax Value: | | | | | | | | |
| Land 35% | 67360 | 67360 | 67360 | 67360 | | 67360 | 55590 | 253010 |
| Bldg 35% | 79360 | 79360 | 79360 | 79360 | | 79360 | 95570 | 95570 |
| Totl 35% | 146720t | 146720t | 146720t | 146720t | | 146720t | 151160t | 348590t |
| Hmstd35% | | | 63900 | 63900 | | 63900 | 81560 | |
| Owner Oc | | | 55.82 | 55.82 | 55.82 | hmstd 3220 l | 60680 b | |
| Hmstd RB | | | | | | | | |
| Net Tax | 5476.24 | 5530.58 | 5323.82 | 5323.82 | 5323.82 | | | |
| Cauv Sav | 5590.64 | 3997.46 | 4037.12 | 3926.92 | | | | |
| Sp-Asmnt | 20.84 | 28.18 | 28.18 | 28.18 | | | | |

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

| Sale# | #p | sale date | To | Type/Invalid? | | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|---|
| 79 | 1 | 2012-03-05 | TROYER JOSEPH F & ROSEMAR | 1SD | | 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 |
|---|---|---|---|---|
| 2022 | 31250 | 60560 | 91810 | 3997.82 |
| 2021 | 31250 | 60560 | 91810 | 4033.34 |

| p r o j e c t | | 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

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 2 | | | | |
| Floor Level | Main | FRAME | 3310 | 197540 |
| | Full Upper | FRAME | 2880 | 110070 |
| | Basement | | 2016 | 37160 |
| | Subtotal | | | 344770 |
| Metal | Roof | GABLE | | |

B 1 2 U A

| | | | |
|---|---|---|---|
| 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% | 1.6600 |

| | 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 F | | 6190 | | D | 1976FR | 275700 | .40 | .20 | 219680 |
| 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 | | | 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 | | | 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 | | | 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 | # | SOIL | | Acres | Mkt/Ac | Market | Au/Ac | Cauv |
|---|---|---|---|---|---|---|---|---|
| C | 1 | BOA | BLOUNT SILT LOAM 0- | 4.5037 | 8740 | 39360 | 2550 | 11480 |
| C | 2 | BOB | BLOUNT SILT LOAM, 2 | 21.9017 | 8370 | 183320 | 2230 | 48840 |
| C | 8 | EE | EEL SILT LOAM, OCCA | 1.9288 | 8050 | 15530 | 2340 | 4510 |
| C | 14 | GWB | GLYNWOOD SILT LOAM | 17.0331 | 7830 | 133370 | 1630 | 27760 |
| C | 16 | GYC2 | GLYNWOOD CLAY LOAM | 7.7262 | 6890 | 53230 | 870 | 6720 |
| P | 30 | MRD2 | MORLEY CLAY LOAM 12 | 1.3979 | 6770 | 9460 | 230 | 320 |
| C | 39 | PM | PEWAMO SILTY CLAY L | 6.1844 | 9410 | 58200 | 3450 | 21340 |
| C | 46 | SKA | SLEETH SILT LOAM, 0 | 6.2869 | 8530 | 53630 | 2850 | 17920 |
| W | 2 | BOB | BLOUNT SILT LOAM, 2 | 4.9746 | 4540 | 22580 | 230 | 1140 |
| W | 14 | GWB | GLYNWOOD SILT LOAM | 3.2726 | 4100 | 13420 | 230 | 750 |
| W | 16 | GYC2 | GLYNWOOD CLAY LOAM | 1.6621 | 2120 | 3520 | 230 | 380 |
| W | 30 | MRD2 | MORLEY CLAY LOAM 12 | 2.4329 | 610 | 1480 | 230 | 560 |
| W | 39 | PM | PEWAMO SILTY CLAY L | .7585 | 7790 | 5910 | 230 | 180 |
| C | 51 | WSTL | WASTE LAND | 1.8547 | 170 | 320 | 50 | 90 |
| | 980 | ROAD | ROAD | 1.9696 | | | | |