HALE TWP
RIDGEMONT SD 00150

Hardin County, Ohio
Michael T. Bacon, Auditor

16-050015.0000 RES
D40 2025

sale

2022	JOLLIFF AARON & SARA	2016-04-05
2023	JOLLIFF AARON & SARA	2016-04-05
2024	JOLLIFF AARON & SARA	2016-04-05
2025	CASTLE JAMES & JOANN	2024-10-24 10176 4.541A
	16462 SR 273	1WD
		$340,000
	RIDGEWAY OH 43345	

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

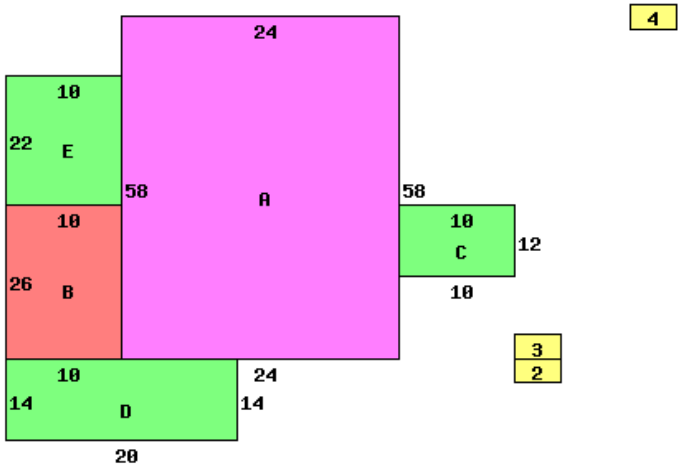
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	4.5400	4.5400	4.5400	4.5400	
Land100%	20740	28570	28570	28570	28580
Bldg100%	123940	140000	140000	140000	139990
Totl100%	144690t	168570t	168570t	168570t	168570t
Cauv100%					
Tax Value:					
Land 35%	7260	10000	10000	10000	10000
Bldg 35%	43380	49000	49000	49000	49000
Totl 35%	50640t	59000t	59000t	59000t	59000t
Hmstd35%	45190	51390	51390	51390	
Owner Oc	47.52	45.42	45.36	44.88	hmstd 5250 l 46140 b
Hmstd RB					
Net Tax	2157.58	2156.74	2178.64	2118.40	
Sp-Asmnt	20.10	20.10	24.54	24.54	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1392		a	*MAIN
1	F	A		260		b	ADDTN
	STP	P		120	480	c	PORCH
	PAT	P		280	840	d	PORCH
	OFP	P		220	6600	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
459	1	2024-10-24	CASTLE JAMES & JOANN	1WD	340000	28570	140000
110	1	2016-04-05	JOLLIFF AARON & SARA	1WD	180000	18660	80970
323	1	2006-08-03	GOSSARD GREGORY L	1QC *	0	18060	76630
224	1	1997-06-04	GOSSARD GREGORY L	1QC *	0	19770	49170
882	2	1989-10-12		2WD	55000	0	32400

Year	Land	Bldg	Total	Net Tax
2021	7260	43380	50640	2176.30
2020	7260	43380	50640	2179.34

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



16462 SR 273 43345

Occupancy 1 Single Family

Story Height 1
Floor Level
Shingle

			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	1652	123750
	Subtotal			123750
	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Fireplaces	2000
Panelled Wall	X	Air Conditioning	2960
Floor/Carpet	X	Plumbing	2100
Number of Rooms	5	Extra Features	7920
Bedrooms	3	Total Value	138730
Fireplace		PUB ELECTRIC	
Openings	1	PRIV WATER	
Stacks	1	PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
FORCED AIR		Topo: ROLLING	
Central A/C	A		
Plumbing		Neighborhood:	
Standard	1	Code:	1600
Extra 3 Fixture	1	Dwl/Gar/NC%	1.3100

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		1652		C-	1963VG	124860	.25		122680
2	Garage		32X26	832		C	1972AV	19970	.65		9160
3	Garage		24X24	576		C	2000AV	13820	.55		8150
4	POND	*1.25A		0			OLD/AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				15000	15000	15000	15000
small acreage	3.2400				5000	4190	13580	13580
road	.3000							

Call Back: Sign: PSN Date: 2015-01-19 Lister: 16-050015.0000-v082020R