

HALE TWP
RIDGEMONT SD

00150

Hardin County, Ohio
Michael T. Bacon, Auditor

16-060013.0000
C45

AGR
2025

sale

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

2022 CRUSEY DOUGLAS J TRU	2021-10-25			
2023 MILLER KEVIN A	2022-09-09			
2024 MILLER KEVIN A	2022-09-09			
2025 MILLER KEVIN A	2022-09-09	10176	10180	108.037A
18944 TR 197	ITD			
MT VICTORY OH 43340	\$620,000			

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	112	199	199	110	110
Acres	92.9690	92.9690	92.9690	108.0370	438680
Land100%	355540	389770	389770	438690	438680
Bldg100%	91740	15600	15600	0	0
Totl100%	447290t	405370t	405370t	438690t	438680t
Cauv100%	36540	70970	70970	77260	77260
Tax Value:					
Land 35%	12790	24840	24840	27040	153540
Bldg 35%	32110	5460	5460	0	0
Totl 35%	44900t	30300t	30300t	27040t	153540t
Hmstd35%	32430				
Owner Oc	34.10				
Hmstd RB	371.82				
Net Tax	1549.22	1130.94	1142.14	991.44	
Cauv Sav	4861.72	4164.68	4206.00	4638.24	
Sp-Asmnt	21.00	3.00	9.88	15.88	

2025 COMBINED PARCELS
160800350000 15.068A

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
472	1	2022-09-09	MILLER KEVIN A	ITD	620000	353510	91740
576	1	2021-10-25	CRUSEY DOUGLAS J TRUSTEE	1FD	620000	353510	91740
96	1	2011-03-16	DICKINSON JANICE E	1AF *	0	152910	65370

Year	Land	Bldg	Total	Net Tax
2021	12740	32110	44850	1560.60
2020	12740	32110	44850	1562.70

Project: 902 MAIN DISTRICT CONSERVANCY ben acres / % factor XA/2025

18944 TR 197 43340

PUB ELECTRIC
PRIV WATER
PRIV SEWER
PUB PAVED ST/RD
Topo: ROLLING

Neighborhood:
Code: 1600
Dwl/Gar/NC% 1.3100

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 16	GYC2 GLYNWOOD CLAY LOAM	4.9740	4750	23630	1050	5220
C 2	BOB BLOUNT SILT LOAM, 2	1.7781	5770	10260	2360	4200
C 8	EE EEL SILT LOAM, OCCA	2.6188	5550	14530	2460	6440
C 9	FOA FOX SILT LOAM 0-2%	.7117	5550	3950	1470	1050
C 14	GWB GLYNWOOD SILT LOAM	2.8303	5400	15280	1750	4950
C 16	GYC2 GLYNWOOD CLAY LOAM	3.4304	4750	16290	230	790
C 30	MRD2 MORLEY CLAY LOAM 12	5.3695	4670	25080	350	1880
C 31	MSC2 MORLEY-BELMORE CMPL	.8929	4600	4110	800	710
W 8	EE EEL SILT LOAM, OCCA	20.0743	3990	80100	1460	29310
W 14	GWB GLYNWOOD SILT LOAM	2.9929	2830	8470	750	2250
W 16	GYC2 GLYNWOOD CLAY LOAM	3.1947	1460	4660	230	740
W 30	MRD2 MORLEY CLAY LOAM 12	12.0894	420	5080	230	2780
C 51	WSTL WASTE LAND	3.0690	120	370	50	150
980	ROAD ROAD	1.5000				
C 31	MSC2 MORLEY-BELMORE CMPL	6.2721	4600	28850	230	1440
C 2	BOB BLOUNT SILT LOAM, 2	2.6112	5770	15070	230	600
C 8	EE EEL SILT LOAM, OCCA	9.7344	5550	54030	230	2240
C 9	FOA FOX SILT LOAM 0-2%	3.3231	5550	18440	230	760
C 14	GWB GLYNWOOD SILT LOAM	14.3660	5400	77580	230	3300
C 30	MRD2 MORLEY CLAY LOAM 12	3.3152	4670	15480	230	760
C 1	BOA BLOUNT SILT LOAM 0-	2.8890	6030	17420	2660	7690

108.037 438680 (100%) 77260 CAUV # 4483
153540 (35%) 27040