

HALE TWP
RIDGEMONT SD

00150

Hardin County, Ohio
Michael T. Bacon, Auditor

16-060017.0000
C46

RES
2025

sale

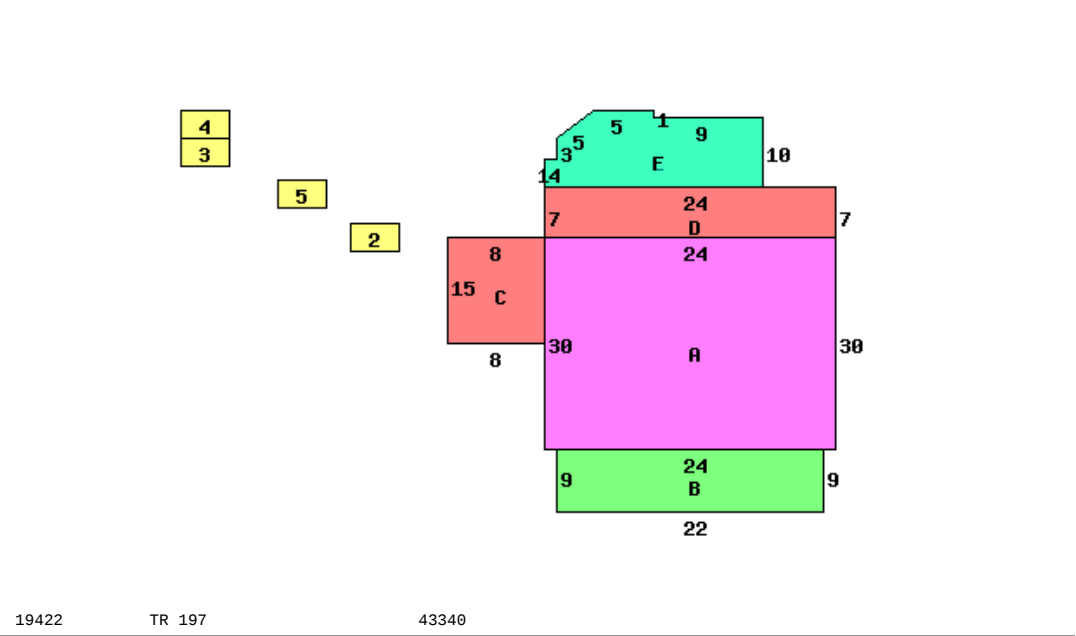
2022 CREAMER SHAUN S	2013-08-07			
2023 CREAMER SHAUN S	2013-08-07			
2024 CREAMER SHAUN S	2013-08-07			
2025 CREAMER SHAUN S	2024-11-01	10176	10.038A	
19422 TR 197	1AF			
MT VICTORY OH 43340	\$0			

Eff Rate:-	47.75	40.86	41.23	40.16	a/r
Tax Year	2022	2023	2024	2025	2025
Prop Cls	512	512	512	512	512
Acres	10.0400	10.0400	10.0400	10.0400	10.0400
Land100%	27430	39770	39770	39770	39770
Bldg100%	97830	129110	129110	129110	129110
Totl100%	125260t	168890t	168890t	168890t	168890t
Cauv100%					
Tax Value:					
Land 35%	9600	13920	13920	13920	13920
Bldg 35%	34240	45190	45190	45190	45190
Totl 35%	43840t	59110t	59110t	59110t	59110t
Hmstd35%	35650	46260	46260	46260	46260
Owner Oc	37.48	40.88	40.84	40.40	40.40
Hmstd RB	371.82	334.16	360.80	363.30	363.30
Net Tax	1499.70	1831.20	1826.50	1763.62	1763.62
Sp-Asmnt	20.20	20.20	25.26	25.26	

CAMA
512
42020
160430
202450t

hmstd 5250 l 41010 b

SHB+ 1HB	CONS F	TYPE M	FACT	SQ-FT 720	VALUE 5940	a	*MAIN	
1	OFF	P		198		b	PORCH	
1 B	F/C	A		120		c	ADDTN	
	F	d		168		d	ADDTN	
	WDD	P		176	2640	e	PORCH	
Sale#	#p	sale date	To	CREAMER SHAUN S	Type/Invalid?	Sale\$	co:land	co:bldg
482	1	2024-11-01	CREAMER SHAUN S	1AF *	1AF *	0	39770	129110
362	1	2013-08-07	CREAMER SHAUN S	1CT *	1CT *	0	25370	64430
251	1	2002-06-14	CREAMER STEVEN R	1CT *	1CT *	0	24060	52400
Year	Land	Bldg	Total	Net Tax				
2021	9600	34240	43840	1512.80				
2020	9600	34240	43840	1514.82				
p r o j e c t						ben acres	/ %	factor
902 MAIN DISTRICT	CONSERVANCY		XA/2025					
500 HARDIN COUNTY	LANDFILL		XA/2025					



Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1H	Sq-Ft Value
Floor Level	
Main	FRAME 1008 101460
Part Upper	FRAME 720 33390
Basement	528 10070
Subtotal	144920
Shingle	Roof GABLE
Plaster/Drywall	X
Panelled Wall	X
Unfinished Wall	X
Floor/Pine	X X
Floor/Carpet	X X
Floor/Concrete	X
Number of Rooms	1 4 2
Bedrooms	2
Central Heat	A
FORCED AIR	
Central A/C	A
Plumbing	
Standard	1
Extra 2 Fixture	1
Air Conditioning	3050
Plumbing	1400
Extra Features	8580
Total Value	157950
PUB ELECTRIC	
PUB GAS	
PRIV WATER	
PRIV SEWER	
PUB UNIMPORTANT ST/RD	
Topo: LOW	
Topo: SWAMPY	
Neighborhood:	
Code:	1600
Dwl/Gar/NC%	1.6600

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1HB F	1728	1728		C-	1920GD		142160	.40		141590
2 Garage		432	432		C	1960GD		10370	.60		6890
3 Pole Barn		2160	2160		C	1982AV		25920	.65		9070
4 Lean-To		1200	1200		C	1990FR		9600	.70		2880
5 Shed	*PP	128	128			1920FR		0			0
homesite	acres/	effective	depth	depth	actual	effective	extended	true			
small acreage	frontage	frontage	factor	factor	rate	rate	value	value			
	1.0000				17250	17250	17250	17250			
	9.0400				5000	2740	24770	24770			

Call Back:

Sign: PSN Date: 2014-12-18 Lister:

16-060017.0000-v082020R