HALE TWP
RIDGEMONT SD 00150

Hardin County, Ohio
Michael T. Bacon, Auditor

16-060017.0000 RES
C46 2026

sale

2023 CREAMER SHAUN S	2013-08-07	
2024 CREAMER SHAUN S	2013-08-07	
2025 CREAMER SHAUN S	2024-11-01	
2026 CREAMER SHAUN S	2024-11-01 10176	10.038A
19422 TR 197	1AF	
	$0	

MT VICTORY OH 43340

Eff Rate:- 40.86 41.23 40.16 40.16 a/r

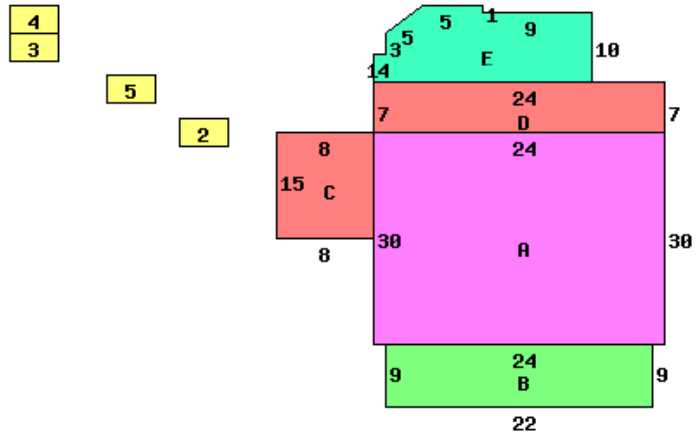
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	512	512	512	512	0	512	512	512
Acres	10.0400	10.0400	10.0400	10.0400	10.0400			
Land100%	39770	39770	39770	39770		39770	42030	42020
Bldg100%	129110	129110	129110	129110		129110	160430	160430
Totl100%	168890t	168890t	168890t	168890t		168890t	202460t	202450t
Cauv100%								
Tax Value:								
Land 35%	13920	13920	13920	13920		13920	14710	14710
Bldg 35%	45190	45190	45190	45190		45190	56150	56150
Totl 35%	59110t	59110t	59110t	59110t		59110t	70860t	70860t
Hmstd35%	46260	46260	46260	46260		46260	58010	
Owner Oc	40.88	40.84	40.40	40.40	40.40	hmstd 5250 l	41010 b	
Hmstd RB	334.16	360.80	363.30	363.30	363.30			
Net Tax	1831.20	1826.50	1763.62	1763.62	1763.62			
Sp-Asmnt	20.20	25.26	25.26	25.26				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		720		a	*MAIN
	OFP	P		198	5940	b	PORCH
1	F/C	A		120		c	ADDTN
1 B	F	A		168		d	ADDTN
	WDD	P		176	2640	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
482	1	2024-11-01	CREAMER SHAUN S	1AF	*	0	39770	129110
362	1	2013-08-07	SHAUN S CREAMER LE	1CT	*	0	25370	64430
251	1	2002-06-14	CREAMER STEVEN R	1CT	*	0	24060	52400

Year	Land	Bldg	Total	Net Tax
2022	9600	34240	43840	1499.70
2021	9600	34240	43840	1512.80

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



19422 TR 197 43340

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1008	101460
	Part Upper	FRAME	720	33390
	Basement		528	10070
	Subtotal			144920
Shingle	Roof	GABLE		

B 1 2 U A

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 FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1HB F		1728		C-	1920GD	142160	.40		141590
2	Garage		18X24	432		C	1960GD	10370	.60		6890
3	Pole Barn		36X60	2160		C	1982AV	25920	.65		9070
4	Lean-To		20X60	1200		C	1990FR	9600	.70		2880
5	Shed	*PP	8X16	128			1920FR	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	9.0400				5000	2740	24770	24770

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