

HALE TWP
RIDGEMONT SD

00150

Hardin County, Ohio
Michael T. Bacon, Auditor

16-070039.0000
D56.01

AGR
2025

sale

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

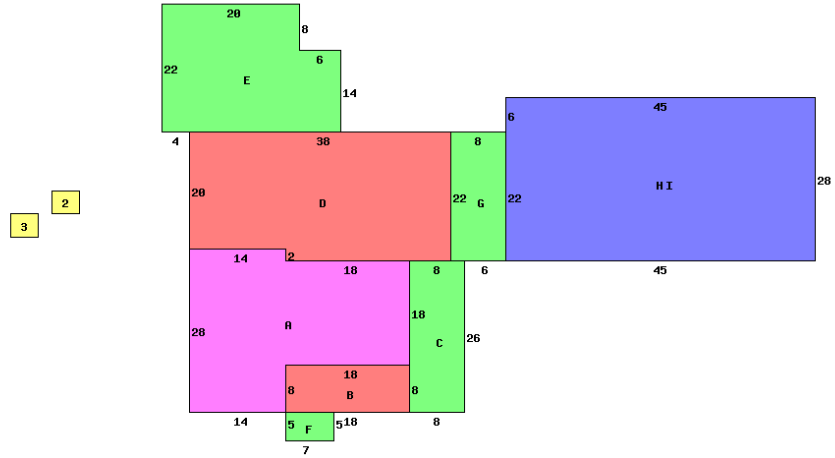
2022 WINGFIELD KEVIN J & K	2016-03-04			
2023 WINGFIELD KEVIN J & K	2016-03-04			
2024 WINGFIELD KEVIN J & K	2016-03-04			
2025 WINGFIELD KEVIN J & KAT	2016-03-04	10239	13.857A	
15725 TR 240	LWD			
RIDGEWAY OH 43345	\$244,513			

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	13.8570	13.8570	13.8570	13.8570	
Land100%	76110	84400	84400	84400	84400
Bldg100%	224770	265710	265710	265710	265720
Totl100%	300890t	350110t	350110t	350110t	350120t
Cauv100%	25770	42660	42660	42660	42670
Tax Value:					
Land 35%	9020	14930	14930	14930	29540
Bldg 35%	78670	93000	93000	93000	93000
Totl 35%	87690t	107930t	107930t	107930t	122540t
Hmstd35%	74190	85520	85520	85520	
Owner Oc	78.00	75.58	75.50	74.70	hmstd 5250 l 80270 b
Hmstd RB					
Net Tax	3740.40	3952.84	3992.90	3882.66	
Net Sav	767.26	545.32	550.74	535.70	
Cauv Sav	20.09	20.09	24.56	24.56	
Sp-Asmnt					

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		716		b	ADDTN
1 B	F	A		144		c	PORCH
	OFFP	P		208	6240	d	ADDTN
1 B	F	A		808		e	PORCH
	DK	P		524	7860	f	PORCH
	STP	P		35	140	g	PORCH
	EFP	P		176	7040	h	GRAGE
	F	G		1260	30240	i	ADDTN
F	F	A		1260			

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
66	1	2016-03-04	WINGFIELD KEVIN J & KATHR	LWD	244513	0	0
Year	Land	Bldg	Total	Net Tax			
2021	9020	63750	72770	3133.44			
2020	9020	63750	72770	3137.80			

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



15725 TR 240 43345

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 2	Sq-Ft Value
Floor Level	
Main	FRAME 1668 124950
Full Upper	FRAME 1976 81690
Basement	1276 23620
Subtotal	230260
Shingle	Roof GABLE
Plaster/Drywall	X X Air Conditioning 6490
Panelled Wall	X Plumbing 3500
Unfinished Wall	X Garages and Carports 30240
Floor/Pine	X X Extra Features 21280
Floor/Carpet	X Total Value 291770
Floor/Concrete	X
Number of Rooms	1 4 3 PUB ELECTRIC
Bedrooms	3 PRIV WATER
Central Heat	A GEO THERM PRIV SEWER
Central A/C	A PUB PAVED ST/RD
Plumbing	Neighborhood: Topo: ROLLING
Standard	1 Code: 1600
Extra 3 Fixture	1 Dwl/Gar/NC% 1.3100
Extra 2 Fixture	1

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B F		3644		C	1932GD	291770	.40		229330
2 Pole Build	1	116X54	6264		C	1986AV	75170	.65		26310
3 Pole Build		48X50	2400		C	1985AV	28800	.65		10080
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv				
C 1	BOA BLOUNT SILT LOAM 0-	5.0325	6030	30350	2660	13390				
C 2	BOB BLOUNT SILT LOAM, 2	5.7000	5770	32890	2360	13450				
W 33	NE NEWARK SILT LOAM OC	2.1245	2900	6160	390	830				
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000				

Total Value	13.857	84400	(100%)	42670	CAUV # 4057
		29540	(35%)	14930	