

HALE TWP
RIDGEMONT SD

00150

Hardin County, Ohio
Michael T. Bacon, Auditor

16-080006.0000
B03

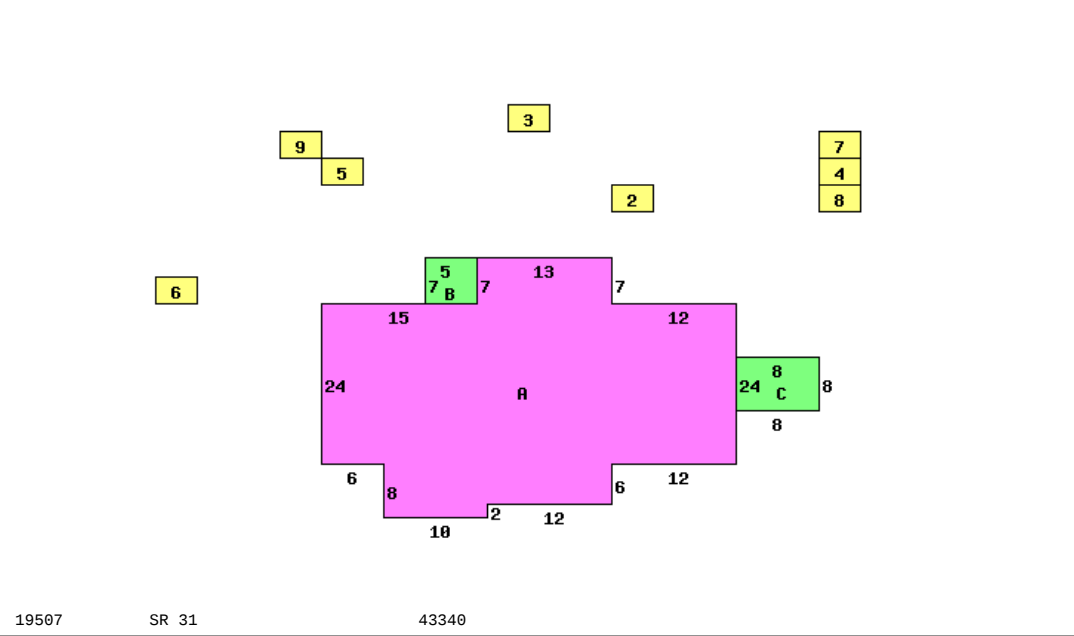
AGR
2025

sale

2022	BLACK JAMES L & KAREN	2003-08-28			
2023	BLACK JAMES L & KAREN	2003-08-28			
2024	BLACK JAMES L & KAREN	2003-08-28			
2025	BLACKS SHADY KNOLL ORCH	2024-02-05	10004-5	42.21A	
	19507 SR 31	1WD			
	MT VICTORY OH 43340	\$0			

Eff Rate:-	47.75	40.86	41.23	40.16	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	115	115	115	115	115
Acres	42.2100	42.2100	42.2100	42.2100	
Land100%	140710	155030	155030	155030	155030
Bldg100%	135110	138260	138260	138260	138250
Totl100%	275830t	293290t	293290t	293290t	293280t
Cauv100%	28370	59740	59740	59740	59750
Tax Value:					
Land 35%	9930	20910	20910	20910	54260
Bldg 35%	47290	48390	48390	48390	48390
Totl 35%	57220t	69300t	69300t	69300t	102650t
Hmstd35%	49290	50660			
Owner 0c	51.82	44.78	44.72		
Hmstd RB					
Net Tax	2439.78	2541.82	2567.54	2540.96	
Cauv Sav	1712.18	1244.78	1257.12	1222.80	
Sp-Asmnt	20.79	20.79	27.73	27.73	

SHB+ 1QB	CONS ST EFP STP	TYPE M P P	FACT	SQ-FT 1203 35 64	VALUE 1400 260	a b c	*MAIN PORCH PORCH
Sale# 499 245	#p 1 2	sale date 2003-08-28 2003-05-14	To BLACK JAMES L & KAREN L BLACK KATHRYN S	Type/Invalid? 1SD 2CT *	Sale\$ 74000 0	co:land 49060 49060	co:bldg 82770 82770
Year 2021 2020	Land 9930 9930	Bldg 47290 47290	Total 57220 57220	Net Tax 2460.98 2464.42			
p r o j e c t 902 MAIN DISTRICT CONSERVANCY 500 HARDIN COUNTY LANDFILL				ben acres	/ %	factor	
XA/2025 XA/2025							



Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level		
Main	FRAME	1203 113230
Qtr Story	FRAME	1203 18150
Basement		1203 22400
Subtotal		153780
Shingle	Roof	GABLE
Plaster/Drywall	X X	Fireplaces 2000
Panelled Wall	X	Air Conditioning 2150
Floor/Pine	X X	Plumbing 2100
Floor/Carpet	X	Extra Features 1660
Floor/Concrete	X X	Total Value 161690
Number of Rooms	1 7 4	
Bedrooms	1 3	
Fireplace		
Openings	1	
Stacks	1	
Central Heat	A	
FORCED AIR		
Central A/C	A	
Plumbing		
Standard	1	
Extra 3 Fixture	1	

Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 BAF	1203				C 1948GD	161690	.40		127090
2 Garage	CB 0	14X20	280			C 1955FR	6720	.70		2640
3 CIDER HSE	*SV 0	18X20	360			D OLD/FR	800			800
4 Flat Barn		34X42	1428			D 1950FR	13710	.80	.50	1370
5 Shed	CB 0	28X28	784			C 1955FR	9410	.70		2820
6 POND	*.52A		0			D OLD/	0			0
7 Lean-To		18X42	756			D OLD/FR	4840	.70		1450
8 Shed		22X28	616			D OLD/FR	5910	.70		1770
9 Lean-To		10X16	160			D OLD/FR	1020	.70		310
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv				
C 2	BOB BLOUNT SILT LOAM, 2	1.1904	5770	6870	2360	2810				
C 8	EE EEL SILT LOAM, OCCA	4.7933	5550	26600	2460	11790				
C 14	GWB GLYNWOOD SILT LOAM	6.4311	5400	34730	1750	11250				
C 16	GYC2 GLYNWOOD CLAY LOAM	10.0430	4750	47700	1050	10550				
W 8	EE EEL SILT LOAM, OCCA	5.1423	3990	20520	1460	7510				
W 16	GYC2 GLYNWOOD CLAY LOAM	1.7523	1460	2560	230	400				
C 51	WSTL WASTE LAND	8.7824	120	1050	50	440				
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000				
980	ROAD ROAD	3.0752								

42.21 155030 (100%) 59750 CAUV # 4593
54260 (35%) 20910