HALE TWP
RIDGEMONT SD 00150

Hardin County, Ohio
Michael T. Bacon, Auditor

16-080006.0000 AGR
B03 2026

sale

2023 BLACK JAMES L & KAREN	2003-08-28	
2024 BLACK JAMES L & KAREN	2003-08-28	
2025 BLACKS SHADY KNOLL OR	2024-02-05	
2026 BLACKS SHADY KNOLL ORCH	2024-02-05 10004-5	42.21A
19507 SR 31	1WD	
	$0	
MT VICTORY OH 43340		

Eff Rate:– 40.86 — 41.23 — 40.16 — 40.16 — a/r

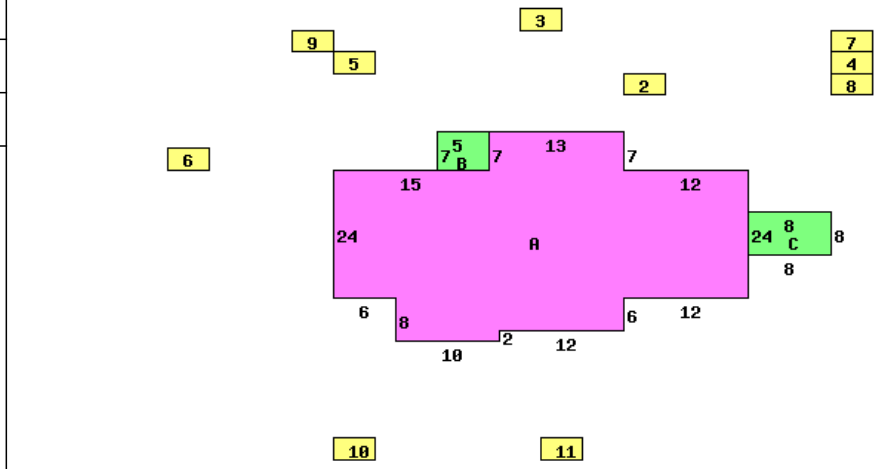
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	115	115	115	115	0	115	115	115
Acres	42.2100	42.2100	42.2100	42.2100	42.2100			
Land100%	155030	155030	155030	155030		155030	239690	239690
Bldg100%	138260	138260	138260	138260		138260	172910	172910
Totl100%	293290t	293290t	293290t	293290t		293290t	412600t	412600t
Cauv100%	59740	59740	59740	59740		155030	239690	71000
Tax Value:								
Land 35%	20910	20910	20910	20910		20910	24850	83890
Bldg 35%	48390	48390	48390	48390		48390	60520	60520
Totl 35%	69300t	69300t	69300t	69300t		69300t	85370t	144410t
Hmstd35%	50660							
Owner Oc	44.78	44.72						
Hmstd RB								
Net Tax	2541.82	2567.54	2540.96	2540.96	2540.96			
Cauv Sav	1712.18	1244.78	1257.12	1222.80				
Sp-Asmnt	20.79	27.73	27.73	27.73				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1QB	ST	M		1203		a	*MAIN
	EFP	P		35	1400	b	PORCH
	STP	P		64	260	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
499	1	2003-08-28	BLACK JAMES L & KAREN L	1SD	74000	49060	82770
245	2	2003-05-14	BLACK KATHRYN S	2CT *	0	49060	82770

Year	Land	Bldg	Total	Net Tax
2022	9930	47290	57220	2439.78
2021	9930	47290	57220	2460.98

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



19507 SR 31 43340

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1203	113230
	Qtr Story	FRAME	1203	18150
	Basement		1203	22400
	Subtotal			153780
Shingle	Roof	GABLE		

B 1 2 U A

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	PUB ELECTRIC	
		PRIV WATER	
Fireplace		PRIV SEWER	
Openings	1	PUB PAVED ST/RD	
Stacks	1	Topo: ROLLING	
Central Heat	A		
FORCED AIR		Neighborhood:	
Central A/C	A	Code:	1600
Plumbing		Dwl/Gar/NC%	1.6600
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		161040
2	Garage	CB 0	14X20	280		C	1955FR	6720	.70		3350
3	CIDER HSE	*SV 0	18X20	360			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			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
10	WHSE/MANUF	*		4000	38.90	C	2025AV	0	.05		0
11	RETAIL	*		2540	25.40	C	2025AV	0	.05		0

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	2	BOB	BLOUNT SILT LOAM, 2	1.1904	8370	9960	2230	2660
C	8	EE	EEL SILT LOAM, OCCA	4.7933	8050	38590	2340	11220
C	14	GWB	GLYNWOOD SILT LOAM	6.4311	7830	50360	1630	10480
C	16	GYC2	GLYNWOOD CLAY LOAM	9.0430	6890	62310	870	7870
W	8	EE	EEL SILT LOAM, OCCA	5.1423	5790	29770	230	1180
W	16	GYC2	GLYNWOOD CLAY LOAM	1.7523	2120	3710	230	400
C	51	WSTL	WASTE LAND	8.7824	170	1490	50	440
	670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
	980	ROAD	ROAD	3.0752				
	800	OS	PRIMARY	1.0000	21750	21750	15000	15000
				42.21		239690	(100%)	71000
						83890	(35%)	24850

CAUV # 4593

Call Back: Sign: PSN Date: 2014-12-05 Lister:

16-080006.0000-v082020R