

HALE TWP
RIDGEMONT SD

00150

Hardin County, Ohio
Michael T. Bacon, Auditor

16-080010.0000
B08

AGR
2025

sale

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

2022 PANDA LLC	2011-09-22			
2023 PANDA LLC	2011-09-22			
2024 PANDA LLC	2011-09-22			
2025 PANDA LLC	2011-09-22	10005 10180	113.729A	
20492 SR 31	2WD			
MT VICTORY OH 43340	\$1,543,800			

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	199	199	199	199	199
Acres	113.7290	113.7290	113.7290	113.7290	653180
Land100%	596660	653170	653170	653170	500
Bldg100%	510	510	510	510	653680t
Totl100%	597170t	653690t	653690t	653690t	293910
Cauv100%	148510	293910	293910	293910	
Tax Value:					
Land 35%	51980	102870	102870	102870	228610
Bldg 35%	180	180	180	180	180
Totl 35%	52160t	103050t	103050t	103050t	228790t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2271.26	3846.30	3884.46	3778.42	
Cauv Sav	6829.94	4693.18	4739.76	4610.38	
Sp-Asmnt	261.80	261.80	270.35	270.35	

MOBILE HOME ACCT: 16-0012 TITLE: 33-00218632 1994 MANSION

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
409	2	2011-09-22	PANDA LLC	2WD	1543800	230060	4090
197	2	2011-05-26	DUTTON JAMES L	2WD	1227339	230060	4090
206	2	2011-05-26	PATTON STEPHEN E ETAL	2AF *	0	230060	4090

Year	Land	Bldg	Total	Net Tax
2021	51980	180	52160	2291.46
2020	51980	180	52160	2294.62

project
902 MAIN DISTRICT CONSERVANCY XA/2025
258 PATTON DITCH #1016 - SCIOTO XA/2025
ben acres / % factor

3

2 1

20492 SR 31 43340

PUB ELECTRIC
PUB GAS
PUB WATER
PRIV WATER
PRIV SEWER
PUB PAVED ST/RD
Topo: ROLLING
Neighborhood:
Code: 1600
Dwl/Gar/NC% 1.3100

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 MH/LRE	* 0	14X66	924			1994AV	0			0
2 CAN/PATIO	*MH	14X24	336			OLD/AV	0			0
3 Shop-Stud	*SV 0	18X30	540			1965PR	500			500
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv				
C 1	BOA BLOUNT SILT LOAM 0-	14.7376	6030	88870	2660	39200				
C 2	BOB BLOUNT SILT LOAM, 2	29.9190	5770	172630	2360	70610				
C 14	GWB GLYNWOOD SILT LOAM	16.4225	5400	88680	1750	28740				
C 16	GVC2 GLYNWOOD CLAY LOAM	9.0810	4750	43130	1050	9540				
C 19	KAB KENDALLVILLE SILT L	2.3491	5800	13620	2090	4910				
C 39	PM PEWAMO SILTY CLAY L	35.0115	6490	227220	3560	124640				
W 39	PM PEWAMO SILTY CLAY L	.7278	5370	3910	1670	1220				
C 51	WSTL WASTE LAND	1.0000	120	120	50	50				
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000				
980	ROAD ROAD	3.4805								

113.729 653180 (100%) 293910 CAUV # 3453
228610 (35%) 102870

Call Back: Sign: PSN Date: 2014-12-05 Lister: 16-080010.0000-v082020R