

HALE TWP
RIDGEMONT SD

00150

Hardin County, Ohio
Michael T. Bacon, Auditor

16-080013.0000
B26

AGR
2025

sale

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

2022 GIBSON FRANKLIN C & S	2012-07-20
2023 GIBSON FRANKLIN C & S	2022-05-26
2024 GIBSON FRANKLIN C & S	2022-05-26
2025 GIBSON FRANKLIN C & SAN	2022-05-26 10900 ETC 87.75A
19038 CR 209	3QC
MT VICTORY OH 43340	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	91.2500	91.2500	91.2500	91.2500	
Land100%	492430	539290	539290	539290	539290
Bldg100%	109510	131510	131510	131510	131510
Totl100%	601940t	670800t	670800t	670800t	670800t
Cauv100%	125910	246370	246370	246370	246370
Tax Value:					
Land 35%	44070	86230	86230	86230	188750
Bldg 35%	38330	46030	46030	46030	46030
Totl 35%	82400t	132260t	132260t	132260t	234780t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	3588.06	4936.54	4985.52	4849.44	
Cauv Sav	5585.86	3826.52	3864.48	3759.00	
Sp-Asmnt	196.16	196.16	240.70	285.24	

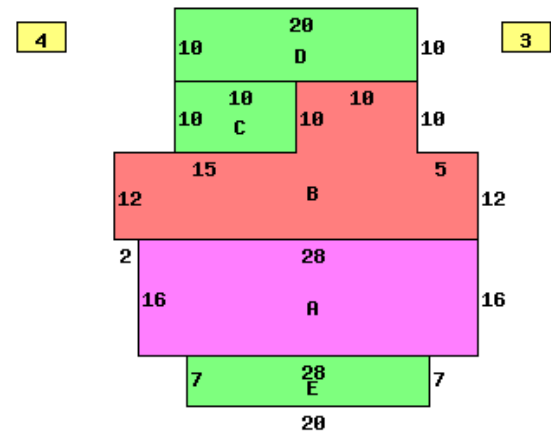
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		448		b	ADDTN
1	F/C	A		460		c	PORCH
	EFF	P		100	4000	d	PORCH
	PAT	P		200	600	e	PORCH
	EFF	P		140	5600		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
249	3	2022-05-26	GIBSON FRANKLIN C & SANDR	3QC *	0	492430	109510
322	1	2012-07-20	GIBSON FRANKLIN C & SANDR	1WD	440000	287260	47490
304	1	2012-07-20	CAREY CHARLES ETAL	1AF *	0	287260	47490
495	1	2005-12-20	CAREY GENE E	1CT *	0	192660	49910

Year	Land	Bldg	Total	Net Tax
2021	44070	38330	82400	3619.92
2020	44070	38330	82400	3624.92

Project
148 WILDCAT JT - SCIOTO RIVER XA/2025
500 HARDIN COUNTY LANDFILL XA/2025

ben acres / % factor



19038 CR 209 43340

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 2	Sq-Ft Value
Floor Level	
Main	FRAME 908 99440
Full Upper	FRAME 448 40160
Basement	224 4590
Subtotal	144190
Metal Roof	HIP
Plaster/Drywall	X X Air Conditioning 2400
Unfinished Wall	X Extra Features 10200
Floor/Pine	X X Total Value 156790
Number of Rooms	1 4 2
Bedrooms	1 2
Central Heat	A PUB ELECTRIC
FORCED AIR	PUB GAS
Central A/C	A PRIV WATER
Plumbing	PRIV SEWER
Standard	1 PUB PAVED ST/RD
	Topo: ROLLING
	Neighborhood: 1600
	Code: 1.3100
	Dwl/Gar/NC%

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B F		1356		C-	OLD/GD	141110	.40		110910
2 Garage	*SV 0	14X20	280		C	OLD/AV	200			200
3 Poultry Ho	1	128X30	3840		C	1968GD	38400	.60		15360
4 Pole Build		24X50	1200		C	1976AV	14400	.65		5040
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv				
C 1	BOA BLOUNT SILT LOAM 0-	8.0412	6030	48490	2660	21390				
C 2	BOB BLOUNT SILT LOAM, 2	53.5952	5770	309240	2360	126490				
C 16	GYC2 GLYNWOOD CLAY LOAM	4.0944	4750	19450	1050	4300				
C 39	PM PEWAMO SILTY CLAY L	21.8734	6490	141960	3560	77870				
W 2	BOB BLOUNT SILT LOAM, 2	.5628	3130	1760	470	270				
W 39	PM PEWAMO SILTY CLAY L	.6310	5370	3390	1670	1050				
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000				
980	ROAD ROAD	1.4520								

	91.25	539290	(100%)	246370	CAUV # 2168
		188750	(35%)	86230	