HALE TWP
RIDGEMONT SD 00150

Hardin County, Ohio
Michael T. Bacon, Auditor

16-090039.0000 AGR
B73 2023

sale

2020 LEDLEY MATTHEW B	2002-03-22	
2021 LEDLEY MATTHEW B	2002-03-22	
2022 LEDLEY MATTHEW B	2002-03-22	
2023 LEDLEY MATTHEW B	2002-03-22	12280 40.122A
22173 SR 31	1WD	
	$75,000	
MT VICTORY OH 43340		15.0-06-09-039

Eff Rate: – 48.28 — 48.21 — 47.75 — 40.86 — a/r

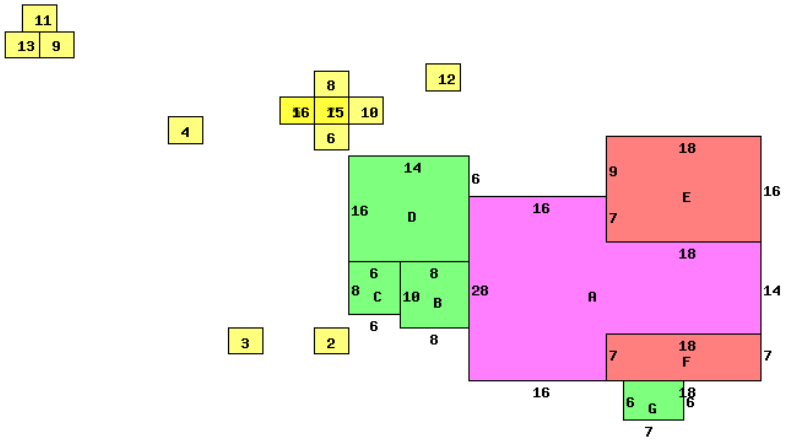
Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	111	111	111	111	111
Acres	40.1220	40.1220	40.1220	40.1220	
Land100%	221230	221230	221230	242970	242970
Bldg100%	123630	170230	170230	240430	240440
Totl100%	344860t	391460t	391460t	483400t	483410t
Cauv100%	69800	69800	69800	124910	124910
Tax Value:					
Land 35%	24430	24430	24430	43720	85040
Bldg 35%	43270	59580	59580	84150	84150
Totl 35%	67700t	84010t	84010t	127870t	169190t
Hmstd35%	37910	37910	37910	52200	
Owner Oc	40.60	40.58	39.86	46.14	hmstd 5250 l 46950 b
Hmstd RB					
Net Tax	2937.64	3650.10	3618.30	4726.56	
Cauv Sav	2331.58	2328.34	2307.86	1542.24	
Sp-Asmnt	21.00	21.00	18.00	**18.00**	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		700		a	*MAIN
	EFP	P		80	3200	b	PORCH
	OFP	P		48	1440	c	PORCH
	DK	P		224	3360	d	PORCH
1	F/C	A		288		e	ADDTN
1	F/C	A		126		f	ADDTN
	OFP	P		42	1260	g	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
146	1	2002-03-22	LEDLEY MATTHEW B	1WD	75000	68540	71970
381	2	1992-04-29		2WD	75000	0	117110

Year	Land	Bldg	Total	Net Tax
2019	37660	42150	79810	3242.36
2018	37660	42150	79810	3208.08

p r o j e c t		ben acres	/ %	factor
500 HARDIN COUNTY LANDFILL	XA/2023			



22173 SR 31 43340

Occupancy 1 Single Family

Story Height 1H

Floor Level

Shingle

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Main	FRAME		1114	102810
Part Upper	FRAME		700	33500
Basement			350	6800
Subtotal				143110
Roof	GABLE			

B 1 2 U A

Plaster/Drywall	X X	Extra Features	9260
Unfinished Wall	X	Total Value	152370
Floor/Pine	X X		
Floor/Carpet	X X	PUB ELECTRIC	
Number of Rooms	1 4 3	PUB GAS	
Bedrooms	1 3	PRIV WATER	
		PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
FORCED AIR			
Plumbing		Neighborhood:	
Standard	1	Code:	1600
		Dwl/Gar/NC%	1.3100

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value	
1	DWELLING	1HB F		1814		C	1920GD	152370	.40		119760	
2	Pole Build		32X90	2880		C	1955GD	27650	.60		11060	1 SIDE OPN
3	Grain Bin	*PP 0	24X14	336		C	1969FR	0			0	
4	Silo	CG	20X50	0		C	1969FR	9900	.70	.50	1490	
9	Lean-To	1	124X22	2728		C	1978FR	21820	.70		6550	
11	Lean-To		24X72	1728		D	1978FR	11060	.70		3320	
12	Garage	F	32X26	832		C	2007AV	19970	.45		14390	
13	Pole Build	1	104X50	5200		D	1978AV	49920	.65		17470	
15	Pole Build		60X96	5760		C	2020AV	69120	.15		58750	
16	P	OFP		300			2020	9000	.15		7650	

Tab #	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	2.2098	6030	13330	2660	5880
C 2	BOB	BLOUNT SILT LOAM, 2	17.0323	5770	98280	2360	40200
C 39	PM	PEWAMO SILTY CLAY L	17.9288	6490	116360	3560	63830
670	HSITE	HOMESITE	1.0000	15000	15000	15000	15000
980	ROAD	ROAD	1.9511				
			40.122		242970	(100%)	124910
					85040	(35%)	43720

CAUV # 3149

Call Back: Sign: PSN Date: 2014-12-05 Lister: 16-090039.0000-v082020R
Call Back: Sign: PSN Date: 2014-12-05 Lister: