HALE TWP
RIDGEMONT SD 00150

Hardin County, Ohio
Michael T. Bacon, Auditor

16-090039.0000 AGR
B73 2026

sale

2023 LEDLEY MATTHEW B		2002-03-22
2024 LEDLEY MATTHEW B		2002-03-22
2025 LEDLEY MATTHEW B		2002-03-22
2026 LEDLEY MATTHEW B		2002-03-22 12280 40.122A
22173 SR 31		1WD
		$75,000
MT VICTORY OH 43340		

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

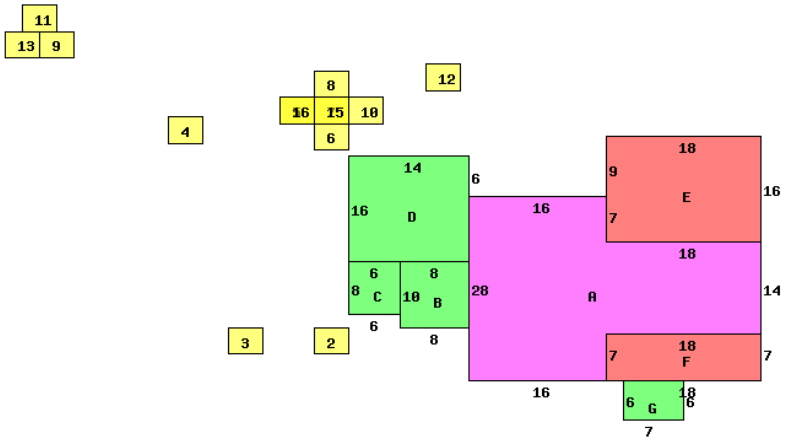
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	40.1220	40.1220	40.1220	40.1220	40.1220			
Land100%	242970	242970	242970	242970		242970	352340	352330
Bldg100%	240430	240430	240430	240430		240430	276290	276280
Totl100%	483400t	483400t	483400t	483400t		483400t	628630t	628610t
Cauv100%	124910	124910	124910	124910		242970	352340	127220
Tax Value:								
Land 35%	43720	43720	43720	43720		43720	44530	123320
Bldg 35%	84150	84150	84150	84150		84150	96700	96700
Totl 35%	127870t	127870t	127870t	127870t		127870t	141230t	220010t
Hmstd35%	52200	52200	52200	52200		52200	67110	
Owner Oc	46.14	46.08	45.60	45.60	45.60	hmstd 5250 l	46950 b	
Hmstd RB								
Net Tax	4726.56	4773.96	4642.88	4642.88	4642.88			
Cauv Sav	2307.86	1542.24	1557.54	1515.02				
Sp-Asmnt	18.00	18.00	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
2022	24430	59580	84010	3618.30
2021	24430	59580	84010	3650.10

project		ben acres	/ %	factor
500 HARDIN COUNTY LANDFILL	XA/2025			



22173 SR 31 43340

Occupancy 1 Single Family *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1114	102810
	Part Upper	FRAME	700	33500
	Basement		350	6800
	Subtotal			143110
Shingle	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%	1.6600

	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		151760	
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		18230	
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	8740	19310	2550	5640
C	2	BOB	BLOUNT SILT LOAM, 2	17.0323	8370	142560	2230	37980
C	39	PM	PEWAMO SILTY CLAY L	17.9288	9410	168710	3450	61850
	670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
	980	ROAD	ROAD	1.9511				
				40.122		352330	(100%)	127220
						123320	(35%)	44530

CAUV # 3149

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