HALE TWP
RIDGEMONT SD 00150

Hardin County, Ohio
Michael T. Bacon, Auditor

16-090042.0000 AGR
C114 2026

sale

2023 JEFFERS MATTHEW K & C
2024 JEFFERS MATTHEW K & C
2025 JEFFERS MATTHEW K & C
2026 JEFFERS MATTHEW K & CHR 10577 7.284A
TR 197
$0

2027 JEFFERS MATTHEW K & CHR 2025-07-21
TR 197 7SD

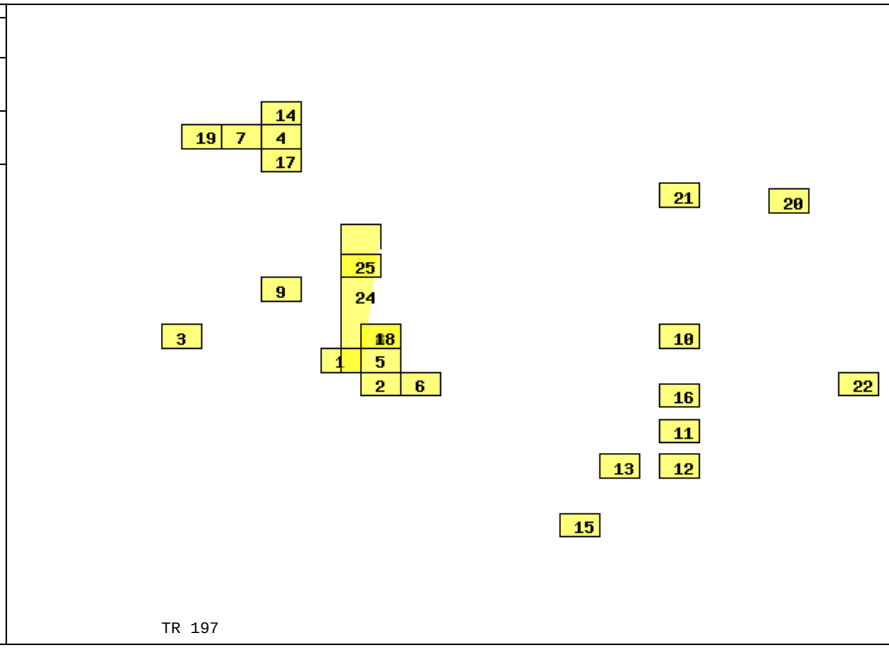
Eff Rate:- 40.86 41.23 40.16 40.16 a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	199	199	199	199	0	199	199	199
Acres	7.2840	7.2840	7.2840	7.2840	7.2840			
Land100%	39800	39800	39800	39800		39800	57710	57710
Bldg100%	270910	270910	270910	270910		270910	281860	281850
Totl100%	310710t	310710t	310710t	310710t		310710t	339570t	339560t
Cauv100%	19970	19970	19970	19970		39800	57710	19230
Tax Value:								
Land 35%	6990	6990	6990	6990		6990	6730	20200
Bldg 35%	94820	94820	94820	94820		94820	98650	98650
Totl 35%	101810t	101810t	101810t	101810t		101810t	105380t	118850t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	3800.00	3837.72	3732.96	3732.96	3732.96			
Cauv Sav	391.90	259.04	261.60	254.48				
Sp-Asmnt	21.18	30.44	35.24	35.24				

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
317	7	2025-07-21	JEFFERS MATTHEW K & CHRIS	7SD *	0	39800	270910

Year	Land	Bldg	Total	Net Tax
2022	3750	36650	40400	1759.18
2021	3750	36650	40400	1774.82

project		ben acres	/ %	factor
148 WILDCAT JT - SCIOTO RIVER	XA/2025			
902 MAIN DISTRICT CONSERVANCY	XA/2025			



TR 197

PUB ELECTRIC
PUB PAVED ST/RD
Topo: ROLLING

Neighborhood:
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	Lean-To			46X90	4140		D	1960FR	26500	.70		7950	
2	Flat Barn			42X70	2940		D	1960FR	28220	.80	.50	2820	
3	Pole Build		2	285X42	11970		C	1960FR	114910	.70	.50	17240	1 SIDE OPN
4	Pole Build		2	254X68	17272		C	1960AV	165810	.65	.50	29020	1 SIDE OPN
5	Flat Barn			194X62	12028		D	1960FR	115470	.80	.50	11550	
6	Lean-To		1	166X20	3320		D	1960FR	21250	.70	.50	3190	
7	Lean-To			254X26	6604		D	2014AV	42270	.30		29590	
8	Lean-To			20X70	1400		D	1960FR	8960	.70		2690	
9	Pole Build		1	122X72	8784		C	1960AV	52700	.65	.50	9220	ALL SD OPN
10	Pole Build		1	100X16	1600		D	OLD/FR	10750	.70		3230	2 SIDE OPN
11	Silo	C	0	18X40	0		C	1965FR	7100	.70		2130	
12	Silo	C	0	24X50	0		C	1982FR	11900	.70		3570	
13	Silo	C	0	14X30	0		C	1960FR	4200	.70		1260	
14	Pole Build			150X30	4500		C	2014AV	54000	.30		37800	
15	Silo	C	0	24X56	0		C	1994FR	14300	.65		5010	
16	Silo	C	0	20X56	0		C	1965FR	11900	.70		3570	
17	Lean-To			16X48	768		D	1980AV	4920	.65		1720	
18	Lean-To			218X12	2616		D	1960AV	16740	.65		5860	
19	Pole Build		1	290X40	11600		D	2017AV	111360	.20		89090	
20	Lean-To			12X36	432		D	1960AV	2770	.65		970	
21	Lean-To			14X24	336		D	1960AV	2150	.65		750	
22	Shed			16X24	384		C	2017AV	4610	.20		3690	
23	Lean-To			12X116	1392		D	2023AV	8910	.05		8460	
24	Lean-To			6X54	324		D	1960AV	2070	.65		720	
25	Lean-To			6X56	336		D	1960AV	2150	.65		750	

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-	.3808	8740	3330	2550	970
C	2	BOB	BLOUNT SILT LOAM, 2	1.9837	8370	16600	2230	4420
C	39	PM	PEWAMO SILTY CLAY L	4.0035	9410	37670	3450	13810
	980	ROAD	ROAD	.2404				
C	51	WSTL	WASTE LAND	.6756	170	110	50	30
				7.284		57710	(100%) 19230	CAUV # 2130