HALE TWP
RIDGEMONT SD 00150

Hardin County, Ohio
Michael T. Bacon, Auditor

16-090044.0000 RES
C82 2026

sale

2023 MCGUE MICHAEL R		2015-07-01
2024 MCGUE MICHAEL R		2015-07-01
2025 MCGUE MICHAEL R		2015-07-01
2026 MCGUE MICHAEL R		2015-07-01 12280 3.199A
18498 CR 240		2WD
		$55,000
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	511	511	511	511	0	511	511	511
Acres	3.1990	3.1990	3.1990	3.1990	3.1990			
Land100%	26000	26000	26000	26000		26000	28260	28250
Bldg100%	140540	140540	140540	140540		140540	176460	176450
Totl100%	166540t	166540t	166540t	166540t		166540t	204710t	204700t
Cauv100%								
Tax Value:								
Land 35%	9100	9100	9100	9100		9100	9890	9890
Bldg 35%	49190	49190	49190	49190		49190	61760	61760
Totl 35%	58290t	58290t	58290t	58290t		58290t	71650t	71650t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2175.64	2197.24	2137.26	2137.26	2137.26			
Sp-Asmnt	29.91	32.89	35.87	35.87				

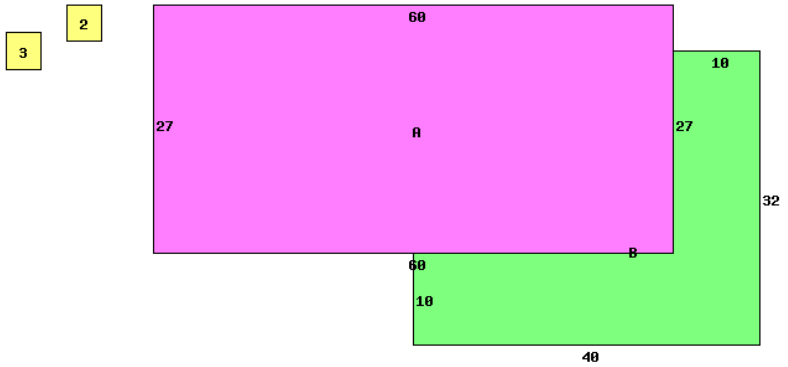
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1620		a	*MAIN
	DK	P		620	9300	b	PORCH

6-27-2018 THERE IS A DOG HERE OWNER SAID TO CALL FIRST IF ANY ONE GO TO THE PROPERTY.

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
325	2	2015-07-01	MCGUE MICHAEL R	2WD	55000	8060	0
368	2	2014-07-17	STRUBLE ALAN E	2CT *	0	8060	0

Year	Land	Bldg	Total	Net Tax
2022	6720	46050	52770	2297.84
2021	6720	46050	52770	2318.26

project		ben acres	/ %	factor
148 WILDCAT JT - SCIOTO RIVER	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



18498 CR 240 43340

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1620	124290
	Subtotal			124290
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	2880
Floor/Carpet	X	Plumbing	1400
Number of Rooms	5	Extra Features	9300
Bedrooms	3	Total Value	137870
Central Heat	A	PUB ELECTRIC	
		PUB GAS	
Central A/C	A	PRIV WATER	
Plumbing		PRIV SEWER	
Standard	1	PUB PAVED ST/RD	
Extra 2 Fixture	1	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	DWELLING	1 F/C		1620		D	2015AV	110300	.07		170280
2	Shed		40X30	1200		D	OLD/VP	11520	.80		2300
3	Shed		42X48	2016		D	OLD/VP	19350	.80		3870

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	2.1990				5000	5000	11000	11000

Call Back: Sign: PSN Date: 2018-06-01 Lister: 16-090044.0000-v082020R