HALE TWP
RIDGEMONT SD 00150

Hardin County, Ohio
Michael T. Bacon, Auditor

16-100015.0000 RES
A129 2026

sale

2023 MCKINLEY CADE	2022-03-25	
2024 MCKINLEY CADE	2022-03-25	
2025 HOLLAND JOSH & CHELSE	2024-06-14	
2026 HOLLAND JOSH & CHELSEY	2024-06-14 9960 10042 1.585A	
20867 CR 240	1WD	
	$185,000	
MT VICTORY OH 43340		

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

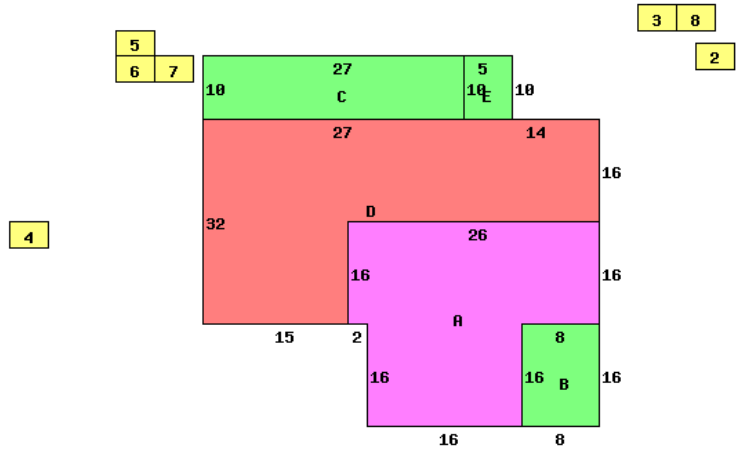
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	1.5850	1.5850	1.5850	1.5850	1.5850			
Land100%	17940	17940	17940	17940		343060	343060	20180
Bldg100%	115000	115000	115000	115000		115000	141830	141820
Totl100%	132940t	132940t	132940t	132940t		458060t	484890t	162000t
Cauv100%	343060	343060	343060	343060		343060	343060	
Tax Value:								
Land 35%	6280	6280	6280	6280		6280	7060	7060
Bldg 35%	40250	40250	40250	40250		40250	49640	49640
Totl 35%	46530t	46530t	46530t	46530t		46530t	56700t	56700t
Hmstd35%		40390	40390	40390		40390	50560	
Owner Oc			35.28	35.28	35.28	hmstd 5250 l	35140 b	
Hmstd RB								
Net Tax	1736.70	1753.94	1670.78	1670.78	1670.78			
Sp-Asmnt	18.00	18.00	18.00	18.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		672		a	*MAIN
	OFP	P		128	3840	b	PORCH
	OFP	P		270	8100	c	PORCH
1 B	F	A		896		d	ADDTN
	OFP	P		50	1500	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
237	1	2024-06-14	HOLLAND JOSH & CHELSEY	1WD		185000	17940	115000
133	1	2022-03-25	MCKINLEY CADE	1WD		140000	14290	107830
494	1	2020-10-28	KINCAID SARAH	1FD		125000	13690	92090
96	1	2019-03-21	COCHRAN CURBY	1CT	*	0	13690	92090

Year	Land	Bldg	Total	Net Tax
2022	5000	37740	42740	1861.08
2021	5000	37740	42740	1877.62

p r o j e c t		ben acres	/ %	factor
500 HARDIN COUNTY LANDFILL	XA/2025			



20867 CR 240 43340

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1568	123200
	Part Upper	FRAME	672	32160
	Basement		896	16740
	Subtotal			172100
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Unfinished Wall	X				
Floor/Pine		X	X		
Floor/Carpet		X	X		
Floor/Concrete	X				
Number of Rooms		1	4	3	
Bedrooms			1	3	
Central Heat				A	
ELECTRIC					
Plumbing					
Standard		1			
Extra 2 Fixture		1			

Plumbing	1400
Extra Features	13440
Total Value	186940
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
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	1H F/C		2240		C-	OLD/AV	168250	.55		125680
2	Crib/Grana	*SV 0	20X24	480			OLD/FR	400			400
3	Flat Barn		30X40	1200		D	OLD/FR	11520	.80	.50	1150
4	Poultry Ho		16X40	640		D	OLD/FR	5120	.70	.50	770
5	Shop-Stud		40X40	1600		C	1940GD	24000	.60		9600
6	P	OFP	8X28	224		D	1950AV	5380	.65		1880
7	Garage		12X8	96		D	2004AV	1840	.50		1530
8	Lean-To		14X30	420		D	1920FR	2690	.70		810

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	.5850				5000	5000	2930	2930

Call Back: Sign: PSN Date: 2014-12-09 Lister:

16-100015.0000-v082020R