HALE TWP
RIDGEMONT SD 00150

Hardin County, Ohio
Michael T. Bacon, Auditor

16-100041.0000 RES
A125.01 2025

sale

2023 MANNS BRADLEY & LAURI
2024 MANNS BRADLEY & LAURI
2025 MANNS HOLDEN B & CORTNE 2024-08-22 9960 10042 4.344A
CR 240 1WD
$21,720

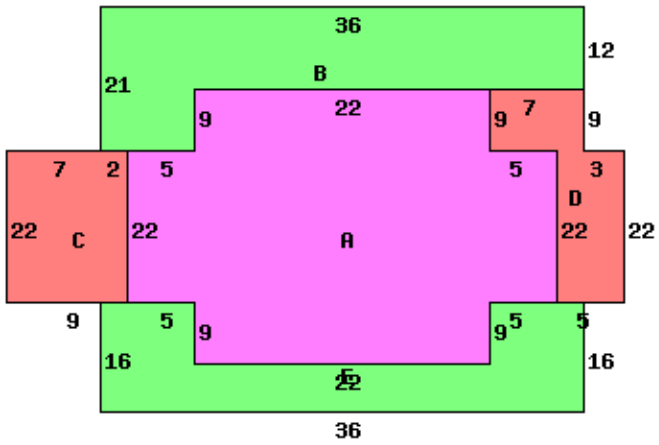
Orig Tax Year 2025
Parent: 16-100010.0000

Eff Rate:- 40.86 41.23 40.16 a/r

Tax Year	2023	2024	2025	CAMA
Prop Cls	110	110	511	511
Acres			4.3440	
Land100%		7710	28940	28940
Bldg100%			0	
Totl100%		7710t	28940t	28940t
Cauv100%			19970	
Tax Value:				
Land 35%		2700	10130	10130
Bldg 35%				0
Totl 35%		2700t	10130t	10130t
Hmstd35%				
Owner Oc				
Hmstd RB				
Net Tax		101.78	926.84	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		1100		a	*MAIN
	OFP	P		495	14850	b	PORCH
1 B	F	A		198		c	ADDTN
1 B	F	A		173		d	ADDTN
	OFP	P		378	11340	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
349	1	2024-08-22	MANNS HOLDEN B & CORTNEY	1WD	21720	0	0



20506 CR 240 43340

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

		Sq-Ft	Value
Story Height 2			
Floor Level Main	FRAME	1471	115780
Full Upper	FRAME	1100	63450
Basement		1471	27210
Subtotal			206440

B 1 2 U A

Plaster/Drywall	D D	Air Conditioning	4630
Unfinished Wall	X	Plumbing	3500
Number of Rooms	1 3 3	Extra Features	26190
Bedrooms	3	Total Value	240760
Central Heat	A		
FORCED IAR		Neighborhood:	
Central A/C	A	Code:	1600
Plumbing		Dwl/Gar/NC%	1.3100
Standard	1		
Extra 3 Fixture	1		
Extra 2 Fixture	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	* B F		2571		C	2025AV	0	.02		0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				15000	15000	15000	15000
small acreage	3.3440				5000	4170	13940	13940