HALE TWP
RIDGEMONT SD 00150

Hardin County, Ohio
Michael T. Bacon, Auditor

16-100041.0000 RES
A125.01 2026

sale

2023 MANNS BRADLEY & LAURI
2024 MANNS BRADLEY & LAURI
2025 MANNS HOLDEN B & CORT 2024-08-22
2026 MANNS HOLDEN B & CORTNE 2024-08-22 9960 10042 4.344A
20506 CR 240 1WD
$21,720

RIDGEWAY OH 43345

Orig Tax Year 2025
Parent: 16-100010.0000

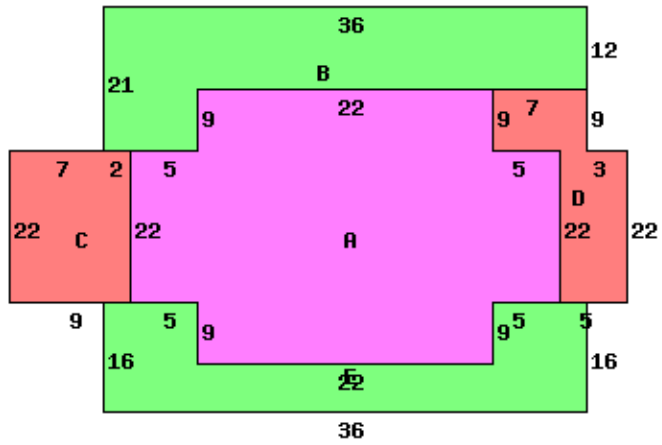
Eff Rate:- 40.86 41.23 40.16 40.16 a/r

	Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
	Prop Cls	110	110	511	511	0	511	511	511
	Acres			4.3440	4.3440	4.3440			
	Land100%		7710	28940	28940		19970	19970	31190
	Bldg100%				0			391660	391670
	Totl100%		7710t	28940t	28940t		19970t	411630t	422860t
	Cauv100%			19970	19970		19970	19970	
	Tax Value:								
	Land 35%		2700	10130	10130		10130	10920	10920
	Bldg 35%							137080	137080
	Totl 35%		2700t	10130t	10130t		10130t	148000t	148000t
	Hmstd35%								
	Owner Oc								
	Hmstd RB								
	Net Tax		101.78	926.84	926.84	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

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



20506 CR 240 43340

Occupancy 1 Single Family

Story Height 2

Floor Level			*DWELLING COMPUTATIONS Sq-Ft	Value
	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%	1.6600
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	2 B F		2571		C	2025AV	240760	.02		391670

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	3.3440				5000	4170	13940	13940