HALE TWP
RIDGEMONT SD 00150

Hardin County, Ohio
Michael T. Bacon, Auditor

16-110017.0000 RES
B23 2026

sale

2023	GIBSON FRANKLIN & SAN	1994-10-12
2024	GIBSON FRANKLIN & SAN	1994-10-12
2025	GIBSON FRANKLIN & SAN	1994-10-12
2026	GIBSON FRANKLIN & SANDR	1994-10-12 10005-6-15379 4.28A
	18116 CR 209	2SD
		$40,000
	MT VICTORY OH 43340	

Orig Tax Year 1995
Parent: 16-110001.0000

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

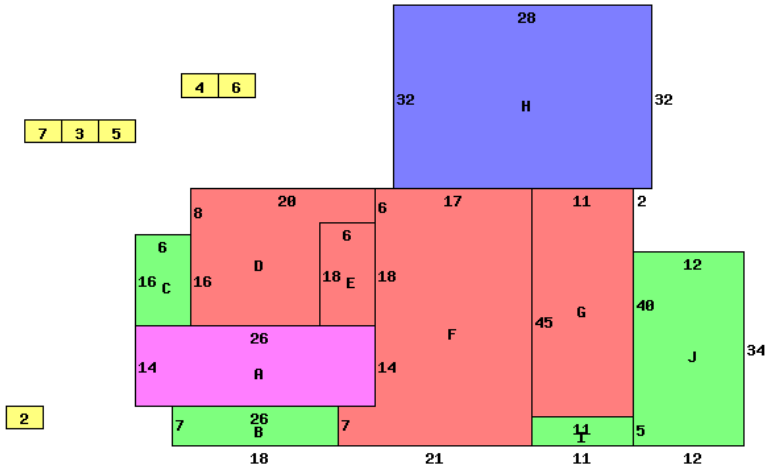
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	4.2800	4.2800	4.2800	4.2800	4.2800			
Land100%	28710	28710	28710	28710		28710	30970	30960
Bldg100%	123400	123400	123400	123400		123400	146230	146230
Totl100%	152110t	152110t	152110t	152110t		152110t	177200t	177190t
Cauv100%								
Tax Value:								
Land 35%	10050	10050	10050	10050		10050	10840	10840
Bldg 35%	43190	43190	43190	43190		43190	51180	51180
Totl 35%	53240t	53240t	53240t	53240t		53240t	62020t	62020t
Hmstd35%	35170	35170	35170	35170		35170	43950	
Owner Oc	31.08	31.04	30.72	30.72	30.72	hmstd 5250 l	29920 b	
Hmstd RB								
Net Tax	1956.08	1975.84	1921.38	1921.38	1921.38			
Sp-Asmnt	20.35	25.94	25.94	25.94				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		364		a	*MAIN
	OFP	P		126	3780	b	PORCH
	EFP	P		96	3840	c	PORCH
1	F/C	A		372		d	ADDTN
1	F/C	A		108		e	ADDTN
1	F/C	A		793		f	ADDTN
1	F	A		440		g	ADDTN
	F	G		896	21500	h	GRAGE
	OFP	P		55	1650	i	PORCH
	DK	P		408	6120	j	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
937	2	1994-10-12	GIBSON FRANKLIN & SANDRA	2SD *	40000	0	0

Year	Land	Bldg	Total	Net Tax
2022	7290	36310	43600	1866.54
2021	7290	36310	43600	1882.82

project		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025		
500	HARDIN COUNTY LANDFILL	XA/2025		



18116 CR 209 43340

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	2077	141460
	Part Upper	FRAME	364	20600
	Basement		182	3830
	Subtotal			165890
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Unfinished Wall	X				
Floor/Hardwood			X		
Floor/Carpet		X	X		
Number of Rooms		1	5	2	
Bedrooms			2	2	
Central Heat				A	
FORCED AIR					
Central A/C				A	
Plumbing					
Standard		1			

Air Conditioning	4380
Garages and Carports	21500
Extra Features	15390
Total Value	207160
PUB ELECTRIC	
PUB GAS	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Topo: ROLLING	
Neighborhood:	
Code:	1600
Dwl/Gar/NC%	1.6600

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Blt/Renov Grade	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1HB F		2441		C	OLD/AV	207160	.55	.30	108320
2	Pole Build		44X40	1760		C	1950AV	21120	.65		7390
3	Flat Barn		32X50	1600		D	1910AV	15360	.80	.50	1540
4	Flat Barn		40X28	1120		D	1920AV	10750	.80	.50	1080
5	Lean-To		17X46	782		C	OLD/AV	6260	.65	.50	1100
6	Shed		32X28	896		C	1920AV	10750	.65		3760
7	Pole Barn		50X64	3200		C	2010AV	38400	.40		23040

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	3.2800				5000	4180	13710	13710

Call Back: Sign: PSN Date: 2014-12-05 Lister: 16-110017.0000-v082020R