HALE TWP
RIDGEMONT SD 00150

Hardin County, Ohio
Michael T. Bacon, Auditor

16-110020.0000 AGR
A20.01 2025

sale

2024 RAM CREST FARMS INC
2025 RAM CREST FARMS INC
22123 CR 230

MT VICTORY OH 43340

2024-10-28 10899 44.72A
2WD
$0

Orig Tax Year 2025
Parent: 16-110007.0000

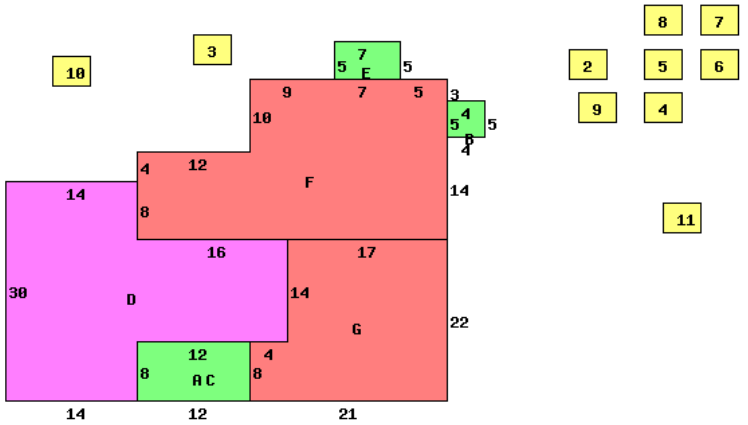
Eff Rate:– 41.23 40.16 a/r

	2024	2025	CAMA
Tax Year			
Prop Cls	111	111	111
Acres		44.7200	
Land100%		277830	277820
Bldg100%	209200	209200	209200
Totl100%	209200t	487030t	487020t
Cauv100%	135570	135570	135570
Tax Value:			
Land 35%	47450	47450	97240
Bldg 35%	73220	73220	73220
Totl 35%	120670t	120670t	170460t
Hmstd35%			
Owner Oc			
Hmstd RB			
Net Tax	4548.64	4424.48	
		1825.60	
Sp-Asmnt	37.57	57.14	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
	PAT	P		96	290	a	PORCH
	STP	P		20	80	b	PORCH
	RFX	P		96	960	c	PORCH
2	F/C	M		644		d	*MAIN
	STP	P		35	140	e	PORCH
1 B	F	A		606		f	ADDTN
1	F	A		406		g	ADDTN

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
453	2	2024-10-28	RAM CREST FARMS INC	2WD *	0	0	0

project			ben acres	/ %	factor
500	HARDIN COUNTY LANDFILL	XA/2025			
270	POTTS DITCH - SCIOTO RIVER M	XA/2025			



22123 CR 230 43340

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1656	124050
	Full Upper	FRAME	644	51640
	Basement		151	3180
	Subtotal			178870
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Fireplaces	2000
Panelled Wall	X	Extra Features	1470
Unfinished Wall	X	Total Value	182340
Floor/Pine	X X		
Floor/Carpet	X X		
Number of Rooms	1 5 3	Neighborhood:	
Bedrooms	1 3	Code:	1600
		Dwl/Gar/NC%	1.3100
Fireplace			
Openings	1		
Stacks	1		
Central Heat	A		
FORCED AIR			
Plumbing			
Standard	1		

	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		2300		C	OLD/GD	182340	.40		143320
2	Grain Bin	*PP	46X45	2070		C	2010AV	0			0
3	Poultry Ho	*SV	12X30	360			1920FR	800			800
4	Grain Bin	*PP	24X18	432		C	1970FR	0			0
5	Grain Bin	*PP	30X18	540		C	1977FR	0			0
6	Grain Bin	*PP	30X18	540		C	1977FR	0			0
7	Grain Bin	*PP	30X18	540		C	1977FR	0			0
8	Grain Bin	*PP	30X18	0		C	1977FR	0			0
9	Pole Build		100X50	5000		C	1976AV	60000	.65		21000
10	Pole Build		60X90	5400		C	2012AV	64800	.35		42120
11	Shed		12X20	240		D	2020AV	2300	.15		1960

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-	25.5112	6030	153830	2660	67860
C	2	BOB	BLOUNT SILT LOAM, 2	7.4671	5770	43090	2360	17620
C	39	PM	PEWAMO SILTY CLAY L	9.5904	6490	62240	3560	34140
W	1	BOA	BLOUNT SILT LOAM 0-	.5310	3610	1920	770	410
W	39	PM	PEWAMO SILTY CLAY L	.3238	5370	1740	1670	540
	670	HSITE	HOMESITE	1.0000	15000	15000	15000	15000
	980	ROAD	ROAD	.2965				
				44.72		277820	(100%)	135570
						97240	(35%)	47450

CAUV # 1373

16-110020.0000-v082020R