HALE TWP
RIDGEMONT SD 00150

Hardin County, Ohio
Michael T. Bacon, Auditor

16-130021.0000 AGR
A152 2025

sale

2022	OHIO FRESH EGGS LLC	2004-02-17
2023	OHIO FRESH EGGS LLC	2004-02-17
2024	OHIO FRESH EGGS LLC	2004-02-17
2025	OHIO FRESH EGGS LLC	2004-02-17 10899 5.125A
	20279 CR 245	7WD
		$19,921,902
	MT VICTORY OH 43340	

Eff Rate: – 47.75 — 40.86 — 41.23 — 40.16 — a/r

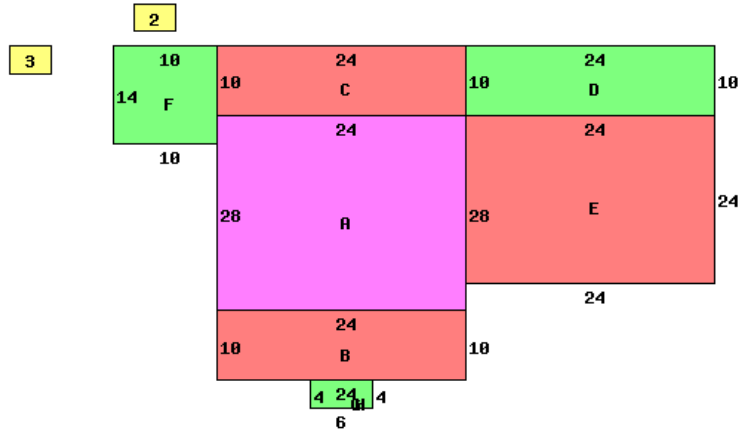
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	5.1250	5.1250	5.1250	5.1250	
Land100%	32310	36510	36510	36510	36520
Bldg100%	117310	133910	133910	133910	133900
Totl100%	149630t	170430t	170430t	170430t	170420t
Cauv100%	17540	24860	24860	24860	24860
Tax Value:					
Land 35%	6140	8700	8700	8700	12780
Bldg 35%	41060	46870	46870	46870	46870
Totl 35%	47200t	55570t	55570t	55570t	59650t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2055.30	2074.12	2094.70	2037.54	
Cauv Sav	225.12	152.30	153.78	149.58	
Sp-Asmnt	34.93	34.93	41.28	41.28	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1Q	F/C	M		672		a	*MAIN
1	F/C	A		240		b	ADDTN
1	F/C	A		240		c	ADDTN
	EFP	P		240	9600	d	PORCH
1 B	F	A		576		e	ADDTN
	EFP	P		140	5600	f	PORCH
	STP	P		24	100	g	PORCH
	CAN	P		24	190	h	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
83	7	2004-02-17	OHIO FRESH EGGS LLC	7WD	19921902	14710	56370
231	1	1994-03-28	POHLMANN ANTON	1WD	70000	0	60910

Year	Land	Bldg	Total	Net Tax
2021	6140	41060	47200	2073.56
2020	6140	41060	47200	2076.42

p r o j e c t		ben acres / % factor
500 HARDIN COUNTY LANDFILL	XA/2025	
312 KASLER JOINT #1064 - SCIOTO	XA/2025	



20279 CR 245 43340

Occupancy 1 Single Family

Story Height 1Q

Floor Level			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	1728	127670
	Qtr Story	FRAME	672	11140
	Basement		576	10960
	Subtotal			149770
Metal	Roof	GABLE		

	B 1	2	U	A
Plaster/Drywall			X	
Panelled Wall		X		
Unfinished Wall	X			
Floor/Pine		X		X
Floor/Carpet	X	X		
Number of Rooms	1	5	2	
Bedrooms			2	
Fireplace				
Openings	1			
Stacks	1			
Central Heat		A		
GRAV AIR				
Plumbing				
Standard	1			
Extra 3 Fixture	1			

Fireplaces	2000
Plumbing	2100
Extra Features	15490
Total Value	169360
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Topo: ROLLING	
Neighborhood:	
Code:	1600
Dwl/Gar/NC%	1.3100

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value	
1	DWELLING	1Q F/C		1728		C-	OLD/GD	152420	.40		119800	
2	Pole Build		38X60	2280		C	1978AV	28500	.65		9980	ELECTRIC
3	Garage	CB 0	20X22	440		D+	1960AV	8980	.65		4120	

Tab #	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	.7828	6030	4720	2660	2080
C 2	BOB	BLOUNT SILT LOAM, 2	1.7954	5770	10360	2360	4240
C 39	PM	PEWAMO SILTY CLAY L	.9912	6490	6430	3560	3530
670	HSITE	HOMESITE	1.0000	15000	15000	15000	15000
980	ROAD	ROAD	.2745				
970	DROW	DITCH RIGHT OF WAY	.1800				
C 51	WSTL	WASTE LAND	.1011	120	10	50	10
			5.125		36520	(100%)	24860
					12780	(35%)	8700

CAUV # 3268

Call Back: Sign: PSN Date: 2014-12-09 Lister: 16-130021.0000-v082020R