HALE TWP
RIDGEMONT SD 00150

Hardin County, Ohio
Michael T. Bacon, Auditor

16-130021.0000 AGR
A152 2026

sale

2023	OHIO FRESH EGGS LLC	2004-02-17
2024	OHIO FRESH EGGS LLC	2004-02-17
2025	OHIO FRESH EGGS LLC	2004-02-17
2026	OHIO FRESH EGGS LLC	2004-02-17 10899 5.125A
	20279 CR 245	7WD
		$19,921,902
	MT VICTORY OH 43340	

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

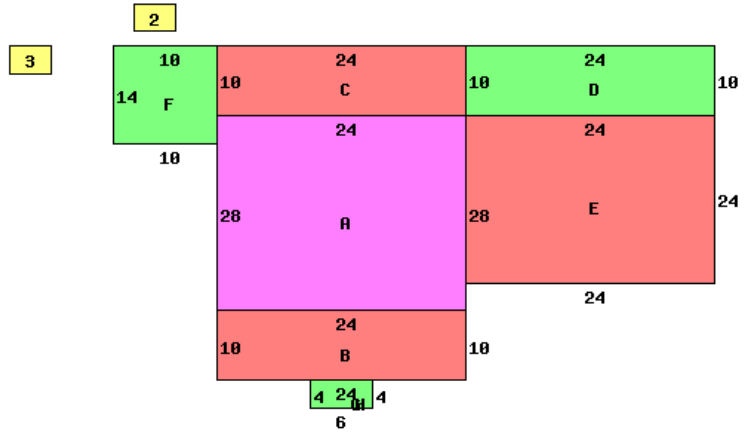
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	5.1250	5.1250	5.1250	5.1250	5.1250			
Land100%	36510	36510	36510	36510		36510	52970	52970
Bldg100%	133910	133910	133910	133910		133910	167000	167010
Totl100%	170430t	170430t	170430t	170430t		170430t	219970t	219980t
Cauv100%	24860	24860	24860	24860		36510	52970	31180
Tax Value:								
Land 35%	8700	8700	8700	8700		8700	10910	18540
Bldg 35%	46870	46870	46870	46870		46870	58450	58450
Totl 35%	55570t	55570t	55570t	55570t		55570t	69360t	76990t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2074.12	2094.70	2037.54	2037.54	2037.54			
Cauv Sav	225.12	152.30	153.78	149.58				
Sp-Asmnt	34.93	41.28	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
2022	6140	41060	47200	2055.30
2021	6140	41060	47200	2073.56

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

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1Q				
Floor Level	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	Fireplaces	2000
Panelled Wall		X		Plumbing	2100
Unfinished Wall	X			Extra Features	15490
Floor/Pine		X	X	Total Value	169360
Floor/Carpet	X	X			
Number of Rooms	1	5	2	PUB ELECTRIC	
Bedrooms			2	PRIV WATER	
				PRIV SEWER	
Fireplace				PUB PAVED ST/RD	
Openings	1			Topo: ROLLING	
Stacks	1				
Central Heat		A		Neighborhood:	
GRAV AIR				Code:	1600
Plumbing				Dwl/Gar/NC%	1.6600
Standard	1				
Extra 3 Fixture	1				

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Blt/Renov Grade	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value	
1	DWELLING	1Q F/C		1728		C-	OLD/GD	152420	.40		151810	
2	Pole Build		38X60	2280		C	1978AV	28500	.65		9980	ELECTRIC
3	Garage	CB 0	20X22	440		D+	1960AV	8980	.65		5220	

Tab #		S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	.7828	8740	6840	2550	2000
C 2	BOB	BLOUNT SILT LOAM, 2	1.7954	8370	15030	2230	4000
C 39	PM	PEWAMO SILTY CLAY L	.9912	9410	9330	3450	3420
670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
980	ROAD	ROAD	.2745				
970	DROW	DITCH RIGHT OF WAY	.1800				
C 51	WSTL	WASTE LAND	.1011	170	20	50	10
			5.125		52970	(100%)	31180
					18540	(35%)	10910

CAUV # 3268

Call Back: Sign: PSN Date: 2014-12-09 Lister:

16-130021.0000-v082020R