HALE TWP
RIDGEMONT SD 00150

Hardin County, Ohio
Michael T. Bacon, Auditor

16-130040.0000 RES
A17 2025

sale

2022	KIPER COURTNEY & TIM	2016-06-17
2023	KIPER COURTNEY & TIM	2016-06-17
2024	KIPER COURTNEY & TIM	2016-06-17
2025	KIPER COURTNEY & TIM	2016-06-17 6440 10899 3.00A 1WD
	21747 CR 230	$71,137
	MT VICTORY OH 43340	

Orig Tax Year 2007
Parent: 16-130003.0000

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

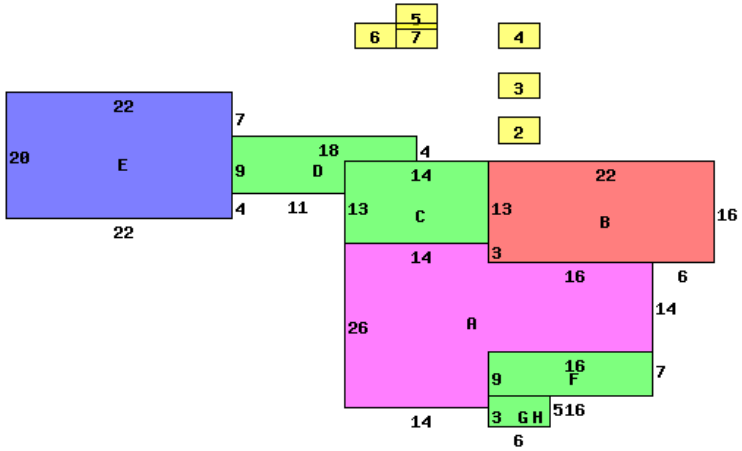
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	3.0000	3.0000	3.0000	3.0000	
Land100%	18600	25000	25000	25000	25000
Bldg100%	93660	91970	91970	91970	91970
Totl100%	112260t	116970t	116970t	116970t	116970t
Cauv100%					
Tax Value:					
Land 35%	6510	8750	8750	8750	8750
Bldg 35%	32780	32190	32190	32190	32190
Totl 35%	39290t	40940t	40940t	40940t	40940t
Hmstd35%	34900	34800	34800	34800	
Owner Oc	36.70	30.76	30.72	30.40	hmstd 5250 l 29550 b
Hmstd RB					
Net Tax	1674.16	1497.30	1512.52	1470.70	
Sp-Asmnt	22.59	22.59	22.59	27.17	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		588		a	*MAIN
1 B	F	A		352		b	ADDTN
	EFP	P		182	7280	c	PORCH
	OBW	P		127	3810	d	PORCH
	F	G		440	10560	e	GRAGE
	EFP	P		112	4480	f	PORCH
	CAN	P		30	240	g	PORCH
	STP	P		30	120	h	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
237	1	2016-06-17	KIPER COURTNEY & TIM	1WD *	71137	16510	66430
631	1	2015-12-07	THE BANK OF NEW YORK MELL	1SD *	60000	16510	66430
126	1	2006-03-17	OATES TIMOTHY ETAL	1QC *	0	0	0

Year	Land	Bldg	Total	Net Tax
2021	6510	32780	39290	1688.70
2020	6510	32780	39290	1691.06

p r o j e c t		ben acres	/ %	factor
500 HARDIN COUNTY LANDFILL	XA/2025			
270 POTTS DITCH - SCIOTO RIVER M	XA/2025			



21747 CR 230 43340

Occupancy 1 Single Family

Story Height 1H
Floor Level

			Sq-Ft	Value
Main	FRAME		940	102950
Part Upper	FRAME		588	29800
Basement			940	17550
Subtotal				150300
Roof	GABLE			

Shingle

	B	1	2	U	A
Plaster/Drywall		X	X		
Unfinished Wall	X				
Floor/Carpet		X			
Floor/Concrete	X				
Floor/Tile-Lino			X		
Number of Rooms	1	4	3		
Bedrooms			3		
Central Heat			A		
FORCED AIR					
Plumbing					
Standard	1				

*DWELLING COMPUTATIONS

Garages and Carports	10560
Extra Features	15930
Total Value	176790

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	1HB F		1528		C-	1920AV	159110	.55	.10	84420
2	Grain Bin	*PP	21X16	378		C	1970AV	0			0
3	Grain Bin	*PP	24X21	80504		C	1960AV	0			0
4	Shed		30X56	1680		C	1972FR	20160	.70	.10	5440
5	Flat Barn		44X45	1980		D	1930AV	19010	.80	.50	1900
6	Silo	*NV	10X35	350			OLD/PR	0			0
7	Lean-To		8X12	96		D	1920AV	610	.65		210

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				15000	15000	15000	15000
small acreage	2.0000				5000	5000	10000	10000

Call Back: Sign: PSN Date: 2018-06-01 Lister: 16-130040.0000-v082020R