HALE TWP
RIDGEMONT SD 00150

Hardin County, Ohio
Michael T. Bacon, Auditor

16-130040.0000 RES
A17 2026

sale

2023	KIPER COURTNEY & TIM	2016-06-17
2024	KIPER COURTNEY & TIM	2016-06-17
2025	KIPER COURTNEY & TIM	2016-06-17
2026	KIPER COURTNEY & TIM	2016-06-17 6440 10899 3.00A
	21747 CR 230	1WD
		$71,137
	MT VICTORY OH 43340	

Orig Tax Year 2007
Parent: 16-130003.0000

Eff Rate: 40.86 41.23 40.16 40.16 a/r

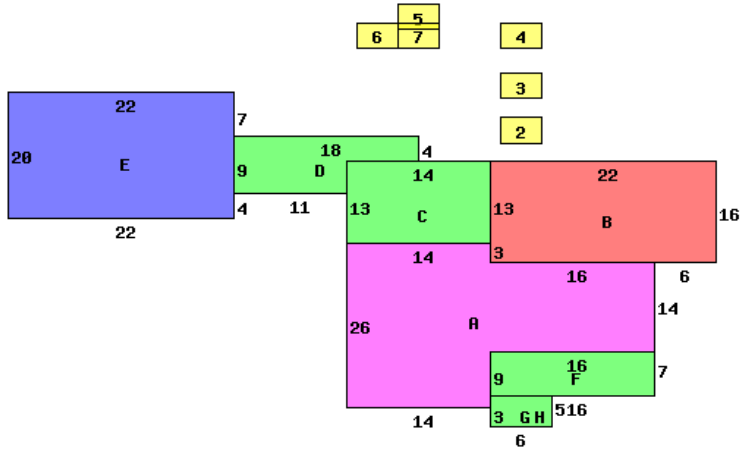
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	3.0000	3.0000	3.0000	3.0000	3.0000			
Land100%	25000	25000	25000	25000		25000	27260	27250
Bldg100%	91970	91970	91970	91970		91970	114510	114520
Totl100%	116970t	116970t	116970t	116970t		116970t	141770t	141770t
Cauv100%								
Tax Value:								
Land 35%	8750	8750	8750	8750		8750	9540	9540
Bldg 35%	32190	32190	32190	32190		32190	40080	40080
Totl 35%	40940t	40940t	40940t	40940t		40940t	49620t	49620t
Hmstd35%	34800	34800	34800	34800		34800	43480	
Owner Oc	30.76	30.72	30.40	30.40	30.40	hmstd 5250 l	29550 b	
Hmstd RB								
Net Tax	1497.30	1512.52	1470.70	1470.70	1470.70			
Sp-Asmnt	22.59	22.59	27.17	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
2022	6510	32780	39290	1674.16
2021	6510	32780	39290	1688.70

project		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

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	940	102950
	Part Upper	FRAME	588	29800
	Basement		940	17550
	Subtotal			150300
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall		X X	Garages and Carports	10560
Unfinished Wall	X		Extra Features	15930
Floor/Carpet		X	Total Value	176790
Floor/Concrete	X			
Floor/Tile-Lino		X	PUB ELECTRIC	
Number of Rooms	1	4 3	PRIV WATER	
Bedrooms		3	PRIV SEWER	
			PUB PAVED ST/RD	
Central Heat		A	Topo: ROLLING	
FORCED AIR				
Plumbing			Neighborhood:	
Standard	1		Code:	1600
			Dwl/Gar/NC%	1.6600

	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	106970
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				17250	17250	17250	17250
small acreage	2.0000				5000	5000	10000	10000

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