HALE TWP
RIDGEMONT SD 00150

Hardin County, Ohio
Michael T. Bacon, Auditor

16-140030.0000 RES
A136 2026

sale

2023	MCCLELLAND BRANDON L	2019-09-18
2024	MCCLELLAND BRANDON L	2019-09-18
2025	MCCLELLAND BRANDON L	2019-09-18
2026	MCCLELLAND BRANDON L &	2019-09-18 12360 .832A
	21519 CR 240	1WD
		$135,000
	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	511	511	511	511	0	511	511	511
Acres	.8320	.8320	.8320	.8320	.8320			
Land100%	13510	13510	13510	13510		13510	15540	15530
Bldg100%	121200	121200	121200	121200		121200	152630	152620
Totl100%	134710t	134710t	134710t	134710t		134710t	168170t	168150t
Cauv100%								
Tax Value:								
Land 35%	4730	4730	4730	4730		4730	5440	5440
Bldg 35%	42420	42420	42420	42420		42420	53420	53420
Totl 35%	47150t	47150t	47150t	47150t		47150t	58860t	58850t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1759.84	1777.30	1728.80	1728.80	1728.80			
Sp-Asmnt	27.00	27.00	27.00	27.00				

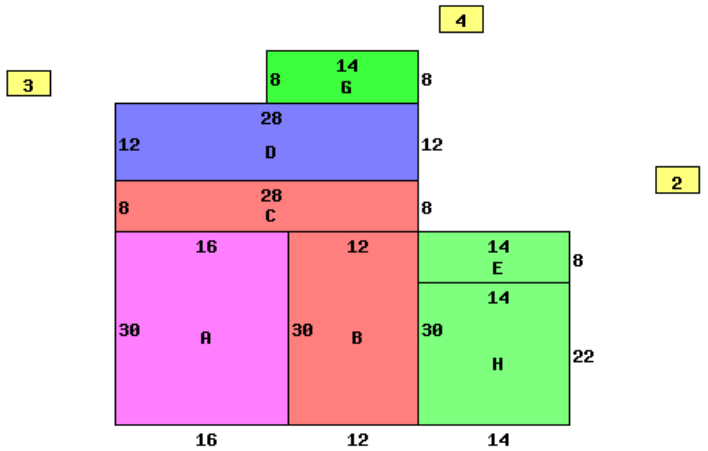
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		480		a	*MAIN
1	F/C	A		360		b	ADDTN
1	F/C	A		224		c	ADDTN
	F	G		336	8060	d	GRAGE
	WDD	P		112	1680	e	PORCH
	CPY	P		112	900	f	PORCH
	WDD	P		112	1680	g	PORCH
	OFP	P		308	9240	h	PORCH

#: 034, 035 L/W
161400340000 .209a
161400350000 .230a

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
410	1	2019-09-18	MCCLELLAND BRANDON L & TE	1WD	135000	10800	73340
194	1	2014-05-19	HENRY TAYLOR F & DEWITT J	1WD	84000	9460	47690
588	1	1995-06-30	WHITELY BILLY R & GAYNEL	WD	70000	7200	26000

Year	Land	Bldg	Total	Net Tax
2022	3970	29480	33450	1456.58
2021	3970	29480	33450	1469.50

project		ben acres	/ %	factor
500 HARDIN COUNTY LANDFILL	XA/2025			
312 KASLER JOINT #1064 - SCIOTO	XA/2025			



21519 CR 240 43340

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1064	102360
	Part Upper	FRAME	480	25700
	Subtotal			128060
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	X	Garages and Carports	8060
Panelled Wall	X		Extra Features	13500
Floor/Carpet	X	X	Total Value	149620
Floor/Tile-Lino	X			
Number of Rooms	4	2	PUB ELECTRIC	
Bedrooms	1	2	PRIV WATER	
			PRIV SEWER	
Central Heat	A		PUB PAVED ST/RD	
ELECTRIC			Topo: ROLLING	
Plumbing				
Standard	1		Neighborhood:	
			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	1H F/C		1544		C	OLD/GD	149620	.40		149020
2	Pole Build		20X30	600		C	2003AV	7200	.50		3600
3	Shed	*PP	6X8	48			OLD/	0			0
4	Shed	*PP	8X12	64			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	.8320				17250	17250	15530	15530

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

16-140030.0000-v082020R