

HALE TWP  
RIDGEMONT SD

00150

Hardin County, Ohio  
Michael T. Bacon, Auditor

16-140037.0000  
A132

RES  
2025

sale

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

2022 WAGNER CORY R & CAROL	2017-01-26	
2023 WAGNER CORY R & CAROL	2017-01-26	
2024 WAGNER CORY R & CAROL	2017-01-26	
2025 WAGNER CORY R & CAROL	2017-01-26	12360 4.32A
21259 CR 240	1SD	
MT VICTORY OH 43340	\$80,000	

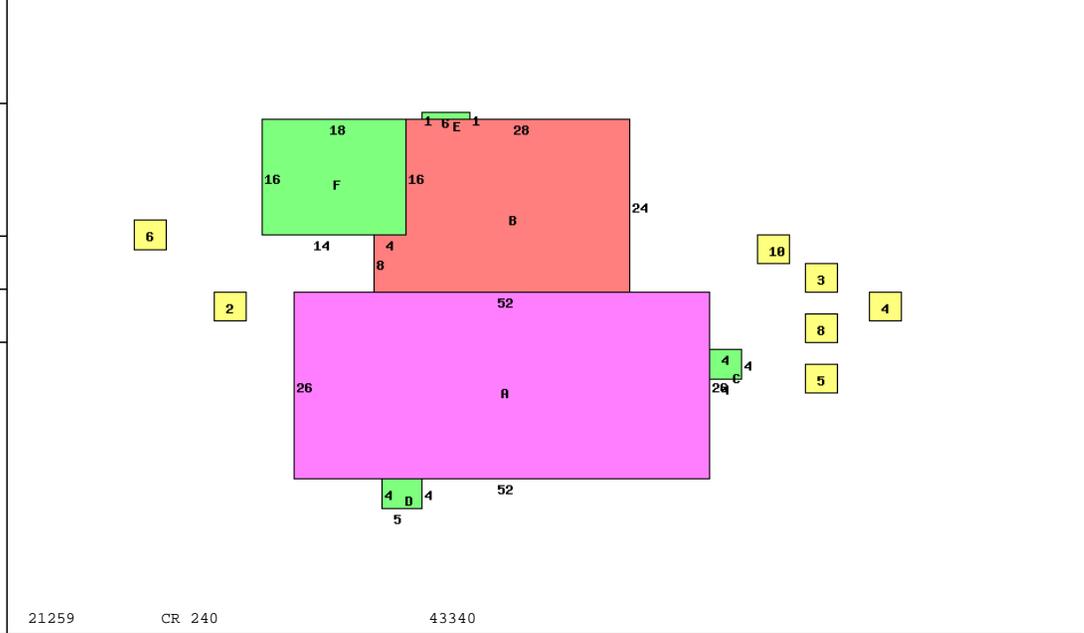
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	561	561	561	561	561
Acres	4.3200	4.3200	4.3200	4.3200	
Land100%	20910	28830	28830	28830	28840
Bldg100%	73170	92970	92970	92970	92960
Totl100%	94090t	121800t	121800t	121800t	121800t
Cauv100%					
Tax Value:					
Land 35%	7320	10090	10090	10090	10090
Bldg 35%	25610	32540	32540	32540	32540
Totl 35%	32930t	42630t	42630t	42630t	42630t
Hmstd35%	27780	34650	34650	34650	
Owner Oc	29.20	30.62	30.58	30.26	
Hmstd RB					
Net Tax	1404.72	1560.52	1576.34	1532.82	
Sp-Asmnt	21.00	21.00	21.00	21.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		1352			
1	F/C	A		704			ADDTN
	DK	P		16	240		PORCH
	STP	P		20	80		PORCH
	RAY	P		6	230		PORCH
	DK	P		288	4320		PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
38	1	2017-01-26	WAGNER CORY R & CAROL	1SD	80000	18800	56540
71	1	2014-03-10	WINTER LINDA	1WD	72300	18800	67110
107	1	2014-03-03	LOUDERMILK MAR	1AF *	0	18800	67110
368	1	2008-07-21	LOUDERMILK MAR	1WD *	68000	18200	81230
9	1	2008-01-04	GMAC MORTGAGE LLC	1SH *	103500	18200	81230
373	1	1999-07-01	MARTINO SCOTT D & TRACY	1SD *	0	14740	78630
257	1	1993-04-08	MARTINO SCOTT D	1QC *	0	4800	0
783	1	1992-08-19	MARTINO SCOTT D	1WD *	22654	0	4800

Year	Land	Bldg	Total	Net Tax
2021	7320	25610	32930	1416.92
2020	7320	25610	32930	1418.90

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



21259 CR 240 43340

Occupancy 4 M/H on Real Estate	*DWELLING COMPUTATIONS		
Story Height 1	Sq-Ft	Value	
Floor Level	2056	140030	
Shingle	Subtotal	140030	
	Roof		
Plaster/Drywall	X	Fireplaces	2000
Floor/Carpet	X	Air Conditioning	3660
Floor/Tile-Lino	X	Plumbing	4200
Number of Rooms	7	Extra Features	4870
Bedrooms	4	Total Value	154760
Fireplace		PUB ELECTRIC	
Openings	1	PRIV WATER	
Stacks	1	PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
FORCED AIR			
Central A/C	A	Neighborhood:	
Plumbing		Code:	1600
Standard	1	Dwl/Gar/NC%	1.3100
Extra 3 Fixture	2		

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 MH/REAL	1 F/C	26X52	2056	MHD	1992AV	123810	.26	.30	84010
2 GAZEBO	*PP	10X20	120		OLD/	0			0
3 Pole Build		20X40	800	C	1990FR	7680	.70		2300 1 SIDE OPN
4 Pole Build		24X72	1728	C	1978FR	16590	.70		4980 1 SIDE OPN
5 Lean-To		10X65	650	C	1977FR	5200	.70		1560
6 P	*NV DK	6X8	48		OLD/	0			0
8 Shed	*PP	10X10	100		OLD/	0			0
9 Lean-To		6X10	60	D	1990FR	380	.70		110
10 CARPORT	*PP	18X20	360		OLD/	0			0
homesite		1.0000				15000			15000
small acreage		3.3200				5000	4170	13840	13840

acres/	effective	depth	depth	actual	effective	extended	true
frontage	frontage	depth	factor	rate	rate	value	value
1.0000				15000	15000	15000	15000
3.3200				5000	4170	13840	13840

Call Back: Sign: PSN Date: 2014-12-09 Lister: 16-140037.0000-v082020R