

HALE TWP
RIDGEMONT SD

00150

Hardin County, Ohio
Michael T. Bacon, Auditor

16-140037.0000
A132

RES
2025

sale

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	ISD	
		\$80,000	
	MT VICTORY OH 43340		

Eff Rate:-	47.75	40.86	41.23	40.16	a/r
Tax Year	2022	2023	2024	2025	2025
Prop Cls	561	561	561	561	561
Acres	4.3200	4.3200	4.3200	4.3200	4.3200
Land100%	20910	28830	28830	28830	28830
Bldg100%	73170	92970	92970	92970	92970
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	34650
Owner Oc	29.20	30.62	30.58	30.26	30.26
Hmstd RB					
Net Tax	1404.72	1560.52	1576.34	1532.82	1532.82
Sp-Asmnt	21.00	21.00	21.00	21.00	

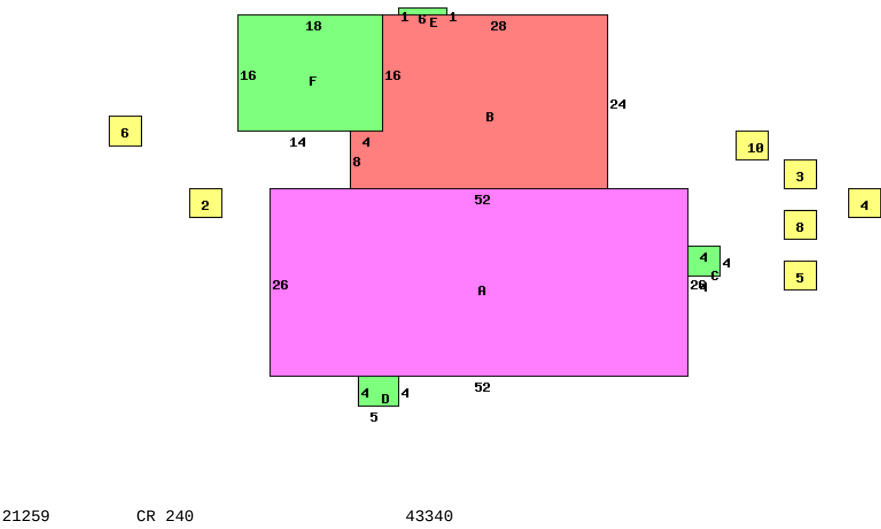
CAMA
561
31090
115410
146500t

10880
40390
51280t

hmstd 5250 l 29400 b

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

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
38	1	2017-01-26	WAGNER CORY R & CAROL	ISD	80000	18800	56540
71	1	2014-03-10	WINTER LINDA	IWD	72300	18800	67110
107	1	2014-03-03	LOUDERMILK MAR	IAF *	0	18800	67110
368	1	2008-07-21	LOUDERMILK MAR	IWD *	68000	18200	81230
9	1	2008-01-04	GMAC MORTGAGE LLC	ISH *	103500	18200	81230
373	1	1999-07-01	MARTINO SCOTT D & TRACY	ISD *	0	14740	78630
257	1	1993-04-08	MARTINO SCOTT D	IOC *	0	4800	0
783	1	1992-08-19		IWD *	22654	0	4800
Year	Land	Bldg	Total	Net Tax			
2021	7320	25610	32930	1416.92			
2020	7320	25610	32930	1418.90			
p r o j e c t					ben acres	/ %	factor
500 HARDIN COUNTY LANDFILL							
312 KASLER JOINT #1064 - SCIOTO							



Occupancy 4 M/H on Real Estate				*DWELLING COMPUTATIONS	
Story Height	1			Sq-Ft	Value
Floor Level					
Shingle		Main Subtotal	FRAME	2056	140030
		Roof	GABLE		140030
Plaster/Drywall	X	B 1 2 U A			
Floor/Carpet	X				
Floor/Tile-Lino	X				
Number of Rooms	7				
Bedrooms	4				
Fireplace					
Openings	1				
Stacks	1				
Central Heat	A				
FORCED AIR					
Central A/C	A				
Plumbing					
Standard	1				
Extra 3 Fixture	2				

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace	Phy Dpr	Fnc Dpr	True Value
1 MH/REAL	1 F/C	26X52	2056		MHD	1992AV		123810	.26	.30	106460
2 GAZEBO	*PP	10X20	120			OLD/		0			0
3 Pole Build		20X40	800		C	1990FR		7680	.70		2300
4 Pole Build		24X72	1728		C	1978FR		16590	.70		4980
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	acres/	effective	depth	depth	actual	effective	extended	true			
small acreage	1.0000	frontage		factor	rate	rate	value	value			
	3.3200				17250	17250	17250	17250			
					5000	4170	13840	13840			

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

Lister:
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16-140037.0000-v082020R