HALE TWP
RIDGEMONT SD 00150

Hardin County, Ohio
Michael T. Bacon, Auditor

16-140037.0000 RES
A132 2026

sale

2023	WAGNER CORY R & CAROL	2017-01-26
2024	WAGNER CORY R & CAROL	2017-01-26
2025	WAGNER CORY R & CAROL	2017-01-26
2026	WAGNER CORY R & CAROL	2017-01-26 12360 4.32A
	21259 CR 240	1SD
		$80,000
	MT VICTORY OH 43340	

Eff Rate:- 40.86 41.23 40.16 40.16 a/r

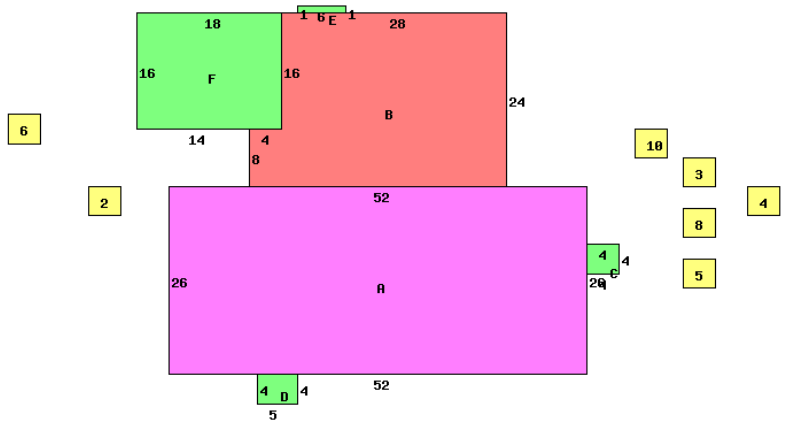
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	561	561	561	561	0	561	561	561
Acres	4.3200	4.3200	4.3200	4.3200	4.3200			
Land100%	28830	28830	28830	28830		28830	31090	31090
Bldg100%	92970	92970	92970	92970		92970	115400	115410
Totl100%	121800t	121800t	121800t	121800t		121800t	146490t	146500t
Cauv100%								
Tax Value:								
Land 35%	10090	10090	10090	10090		10090	10880	10880
Bldg 35%	32540	32540	32540	32540		32540	40390	40390
Totl 35%	42630t	42630t	42630t	42630t		42630t	51270t	51280t
Hmstd35%	34650	34650	34650	34650		34650	43300	
Owner Oc	30.62	30.58	30.26	30.26	30.26	hmstd 5250 l	29400 b	
Hmstd RB								
Net Tax	1560.52	1576.34	1532.82	1532.82	1532.82			
Sp-Asmnt	21.00	21.00	21.00	21.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1352		a	*MAIN
1	F/C	A		704		b	ADDTN
	DK	P		16	240	c	PORCH
	STP	P		20	80	d	PORCH
	BAY	P		6	230	e	PORCH
	DK	P		288	4320	f	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		1WD	*	22654	0	4800

Year	Land	Bldg	Total	Net Tax
2022	7320	25610	32930	1404.72
2021	7320	25610	32930	1416.92

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



21259 CR 240 43340

Occupancy 4 M/H on Real Estate

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	2056	140030
	Subtotal			140030
Shingle	Roof	GABLE		

B 1 2 U A

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%	1.6600
Extra 3 Fixture	2		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	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	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	

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	3.3200				5000	4170	13840	13840

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