

HALE TWP  
RIDGEMONT SD

00150

Hardin County, Ohio  
Michael T. Bacon, Auditor

16-140042.0000  
A144

AGR  
2025

sale

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

2022	FRANCE KEVIN	1996-08-12	
2023	FRANCE KEVIN	1996-08-12	
2024	FRANCE KEVIN	1996-08-12	
2025	FRANCE KEVIN	1996-08-12	12343 15.040A
	20801 TR 229	LWD	
	MT VICTORY OH 43340	\$150,000	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	15.0400	15.0400	15.0400	15.0400	
Land100%	85230	94370	94370	94370	94370
Bldg100%	224690	239710	239710	239710	239710
Totl100%	309910t	334090t	334090t	334090t	334080t
Cauv100%	30230	50770	50770	50770	50780
Tax Value:					
Land 35%	10580	17770	17770	17770	33030
Bldg 35%	78640	83900	83900	83900	83900
Totl 35%	89220t	101670t	101670t	101670t	116930t
Hmstd35%	83050	89150	89150	89150	
Owner Oc	87.32	78.78	78.70	77.86	
Hmstd RB					
Net Tax	3797.70	3716.02	3753.74	3649.96	
Cauv Sav	838.22	569.56	575.22	559.54	
Sp-Asmnt	51.92	51.92	64.64	129.52	

Orig Tax Year 1997  
Parent: 16-140013.0000

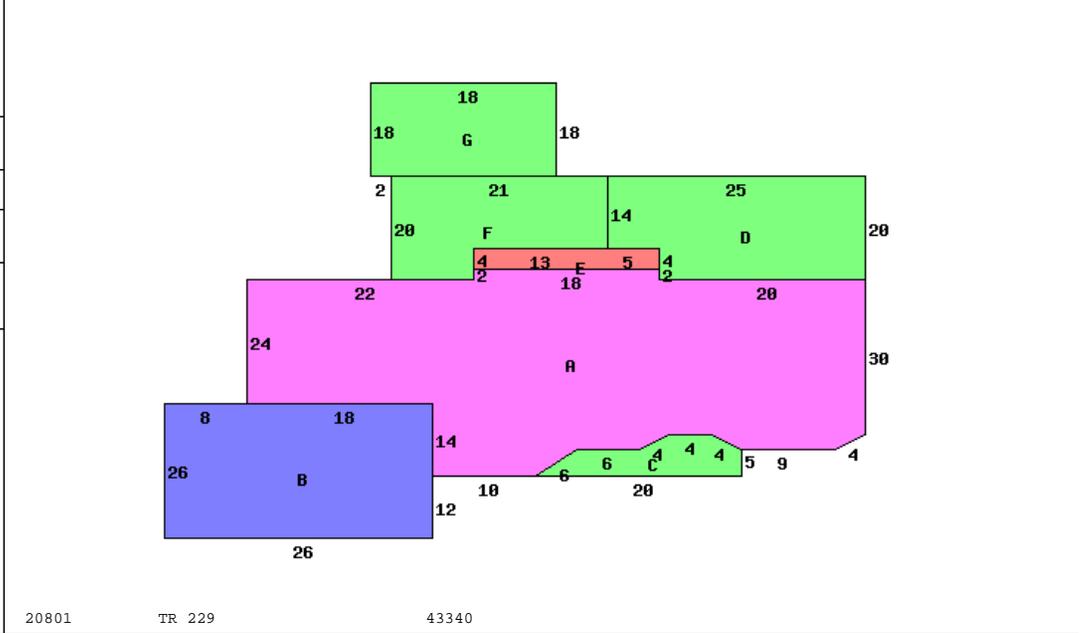
hmstd 5250 l 83900 b

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1889		a	*MAIN
	F	G		676	16220	b	GRAGE
	OFF	P		111	3330	c	PORCH
	PAT	P		470	1410	d	PORCH
1 B	F	A		72		e	ADDTN
	PAT	P		342	1030	f	PORCH
	PAT	P		324	970	g	PORCH

#: 013, L/W  
gas fireplace  
161400130000 11.202a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
490	1	1996-08-12	FRANCE KEVIN	LWD	150000	0	0
Year	Land	Bldg	Total	Net Tax			
2021	10580	78640	89220	3830.64			
2020	10580	78640	89220	3836.00			

project	ben acres	%	factor
500 HARDIN COUNTY LANDFILL			XA/2025
295 HINTON #1047			XA/2025
312 KASLER JOINT #1064 - SCIOTO			XA/2025



20801 TR 229 43340

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level			
	Main	FRAME	1961 135170
	Basement		1961 36140
	Subtotal		171310
Shingle	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	D D	1800 sq ft	Basement Finish 19040
Unfinished Wall	X		Air Conditioning 3470
Floor/Carpet	X X		Plumbing 2100
Number of Rooms	4 6		Garages and Carports 16220
Bedrooms	3		Extra Features 6740
			Total Value 218880
Heat Pump	A		
Central A/C	A		PUB ELECTRIC
Plumbing			PRIV WATER
Standard	1		PRIV SEWER
Extra 3 Fixture	1		PUB PAVED ST/RD
			Topo: ROLLING
			Neighborhood:
			Code: 1600
			Dwl/Gar/NC% 1.3100

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F	FtxFt	3761		C+	1994AV	240770	.24	Dpr	239710
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv				
C 2	BOB BLOUNT SILT LOAM, 2	9.6316	5770	55570	2360	22730				
C 39	PM PEWAMO SILTY CLAY L	3.6668	6490	23800	3560	13050				
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000				
980	ROAD ROAD	.7416								
		15.04		94370	(100%)	50780				CAUV # 2884
				33030	( 35%)	17770				

Call Back:

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

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