HALE TWP
RIDGEMONT SD 00150

Hardin County, Ohio
Michael T. Bacon, Auditor

16-150001.0000 AGR
A27 2026

sale

2023	KASLER MICHAEL P & TE	1993-07-16
2024	KASLER MICHAEL P & TE	1993-07-16
2025	KASLER MICHAEL P & TE	1993-07-16
2026	KASLER MICHAEL P & TEEN	1993-07-16 10475 57.173A
	18746 CR 245	1WD
		$95,000
	LARUE OH 43332	

Eff Rate:- 40.86 41.23 40.16 40.16 a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	57.1730	57.1730	57.1730	57.1730	57.1730			
Land100%	303540	303540	303540	303540		303540	440230	440240
Bldg100%	336170	336170	336170	336170		336170	408860	408860
Totl100%	639710t	639710t	639710t	639710t		639710t	849090t	849100t
Cauv100%	128260	128260	128260	128260		303540	440230	128280
Tax Value:								
Land 35%	44890	44890	44890	44890		44890	44900	154080
Bldg 35%	117660	117660	117660	117660		117660	143100	143100
Totl 35%	162550t	162550t	162550t	162550t		162550t	188000t	297190t
Hmstd35%	100480	100480	100480	100480		100480	128280	
Owner Oc	88.80	88.70	87.76	87.76	87.76	hmstd 5250 l	95230 b	
Hmstd RB								
Net Tax	5978.30	6038.60	5872.28	5872.28	5872.28			
Cauv Sav	3215.32	2289.88	2312.58	2249.48				
Sp-Asmnt	107.62	141.24	141.24	141.24				

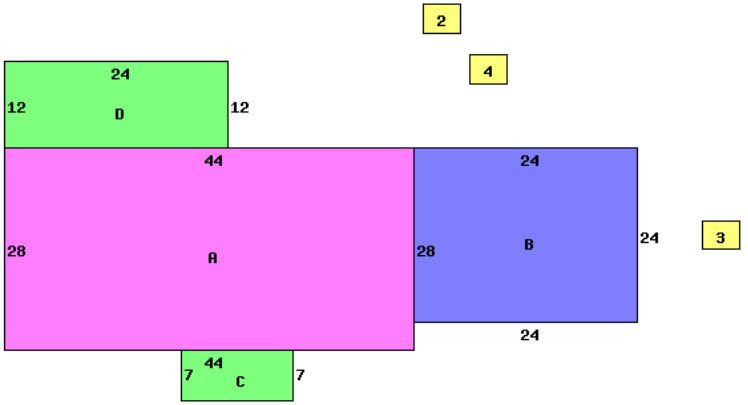
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		1232		a	*MAIN
	F	G		576	13820	b	GRAGE
	OFP	P		84	2520	c	PORCH
	EFP	P		288	11520	d	PORCH

#: 52 L/W
hog finishing building address is 18453 TR 247
161500520000 55.141A

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
623	1	1993-07-16	KASLER MICHAEL P & TEENA	1WD		95000	0	49510
565	6	1993-06-28	KASLER MICHAEL P & TEENA	6UN	*	240000	0	49510

Year	Land	Bldg	Total	Net Tax
2022	22980	109110	132090	5652.62
2021	22980	109110	132090	5701.96

p r o j e c t		ben acres	/ %	factor
312 KASLER JOINT #1064 - SCIOTO	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



18746 CR 245 43332

Occupancy 1 Single Family *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1232	105480
	Full Upper	FRAME	1232	63290
	Basement		1232	22940
	Subtotal			191710
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	D	Air Conditioning	4420
Unfinished Wall	X		Plumbing	3500
Floor/Hardwood	X		Garages and Carports	13820
Floor/Carpet	X	X	Extra Features	14040
Floor/Concrete	X		Total Value	227490
Number of Rooms	1	4 4		
Bedrooms		3	PUB ELECTRIC	
			PRIV WATER	
Central Heat	A		PRIV SEWER	
FORCED AIR				
Central A/C	A		Neighborhood:	
Plumbing			Code:	1600
Standard	1		Dwl/Gar/NC%	1.6600
Extra 3 Fixture	1			
Extra 2 Fixture	1			

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B F		2464		C+	2005AV	250240	.17		344780
2	Finishing		60X90	5400		D	2006AV	64800	.50		32400
3	Pole Barn		60X80	4800		C	2008AV	57600	.45		31680
4	Grain Bin	*PP	24X21	504			2006AV	0			0

Tab #	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 2	BOB	BLOUNT SILT LOAM, 2	20.2681	8370	169640	2230	45200
C 15	GYB2	GLYNWOOD CLAY LOAM	9.5839	7280	69770	1110	10640
C 16	GYC2	GLYNWOOD CLAY LOAM	8.7242	6890	60110	870	7590
C 39	PM	PEWAMO SILTY CLAY L	11.9574	9410	112520	3450	41250
C 44	SA	SARANAC SLTY CLAY L	.6405	9270	5940	2660	1700
C 51	WSTL	WASTE LAND	3.0000	170	510	50	150
980	ROAD	ROAD	1.9989				
670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
			57.173		440240	(100%)	128280 CAUV # 2638
					154080	(35%)	44900

Call Back: Sign: PSN Date: 2014-12-08 Lister: 16-150001.0000-v082020R