

HALE TWP
RIDGEMONT SD

00150

Hardin County, Ohio
Michael T. Bacon, Auditor

16-150004.0000
A40

AGR
2025

sale

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

2022 BONTRAGER SAMUEL O &	2012-12-21	
2023 BONTRAGER SAM JR & WI	2022-12-22	
2024 BONTRAGER SAM JR & WI	2022-12-22	
2025 BONTRAGER SAM JR & WILM	2022-12-22	10706 5.01A
23620 TR 230	2SD	
LARUE OH 43332	\$0	2SD

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	111	111	111	111
Acres	5.0100	5.0100	5.0100	5.0100	
Land100%		30860	30860	30860	30850
Bldg100%	113000	130370	130370	130370	130370
Totl100%	113000t	161230t	161230t	161230t	161220t
Cauv100%	22230	16230	16230	16230	16220
Tax Value:					
Land 35%	7780	5680	5680	5680	10800
Bldg 35%	39550	45630	45630	45630	45630
Totl 35%	47330t	51310t	51310t	51310t	56430t
Hmstd35%		45610	45610	45090	
Owner Oc		40.30	40.26	39.38	
Hmstd RB					hmstd 3220 l 41870 b
Net Tax	2060.96	1874.82	1893.86	1841.96	
Sp-Asmnt	22.20	22.20	23.78	23.78	

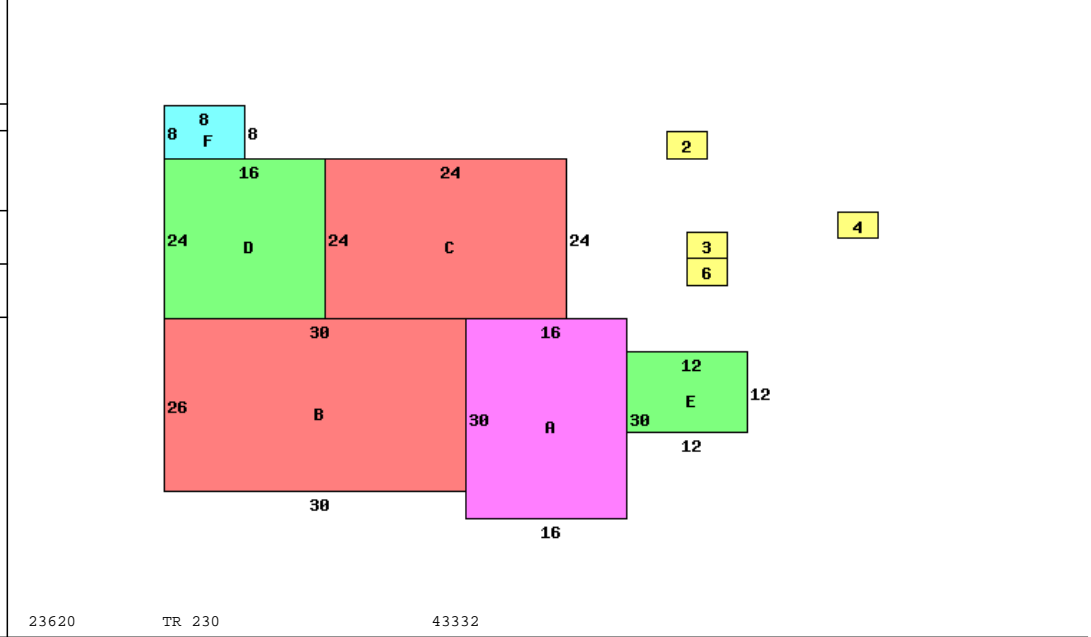
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1H	F/C	M		480		b	ADDN
2 B	F	A		780		c	ADDN
1	F	A		576		d	PORCH
	FP	P		384	15360	e	PORCH
04	PAT	P		144	430	f	OTHER
	F	O		64	770		

House was built in 1920

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
577	2	2022-12-22	BONTRAGER SAM JR & WILMA	2SD *	0	22230	113000
586	1	2012-12-21	BONTRAGER SAMUEL O & FANN		155000	20110	95710
670	1	2000-11-15	ZACHMAN LEROY D & CINDY	1WD	140000	18260	72170
307	1	1995-04-21	KIRKPATRICK DANIEL F	WD	53000	9800	18710

Year	Land	Bldg	Total	Net Tax
2021	7780	39550	47330	2079.26
2020	7780	39550	47330	2082.12

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



23620 TR 230 43332

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 2	Sq-Ft	Value
Floor Level		
Main	FRAME	1836 131400
Full Upper	FRAME	780 57070
Part Upper	FRAME	480 25700
Basement		780 14590
Subtotal		228760
Shingle	Roof	GABLE
Plaster/Drywall	X X	Heating -3720
Number of Rooms	3 3	Plumbing -3800
Bedrooms	3	Extra Features 16560
		Total Value 237800
		PUB ELECTRIC
		PRIV WATER
		PRIV SEWER
		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	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 B F		3096		D	1920GD		190240	.40	.20	119620
2 POND	*485A		0			OLD/		0			0
3 Flat Barn		28X36	1008		D	1920GD		9680	.80	.50	970
4 Pole Barn		44X70	3080		D	1950AV		29570	.65	.20	8280
6 P	DK	12X20	240		D	2012AV		2880	.35	.20	1500

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 14	GWB GLYNWOOD SILT LOAM	4.0100	5400	21650	1750	7020
680	HSITE HOMESITE - AMISH DW	1.0000	9200	9200	9200	9200

5.01 30850 (100%) 16220 CAUV # 4494
10800 (35%) 5680