HALE TWP
RIDGEMONT SD 00150

Hardin County, Ohio
Michael T. Bacon, Auditor

16-150007.0000 RES
A61 2026

sale

2023 FOUT NEAL A ETAL	2017-05-23	
2024 FOUT NEAL A ETAL	2017-05-23	
2025 FOUT NEAL A ETAL	2017-05-23	
2026 FOUT NEAL A ETAL	2017-05-23	6437 6.264A
19980 CR 245	1WD	
	$0	
MT VICTORY OH 43340		

Eff Rate:– 40.86 — 41.23 — 40.16 — 40.16 — a/r

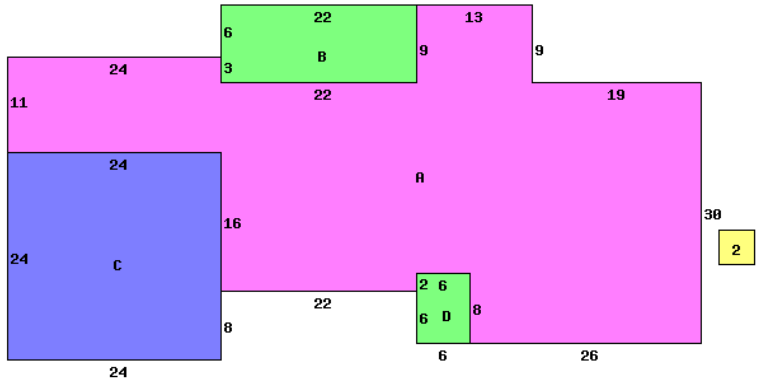
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	6.2640	6.2640	6.2640	6.2640	6.2640			
Land100%	32570	32570	32570	32570		266230	266230	34810
Bldg100%	193600	193600	193600	193600		193600	245340	245330
Totl100%	226170t	226170t	226170t	226170t		459830t	511570t	280140t
Cauv100%	266230	266230	266230	266230		266230	266230	
Tax Value:								
Land 35%	11400	11400	11400	11400		11400	12180	12180
Bldg 35%	67760	67760	67760	67760		67760	85870	85870
Totl 35%	79160t	79160t	79160t	79160t		79160t	98050t	98050t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2954.60	2983.92	2902.48	2902.48	2902.48			
Sp-Asmnt	32.47	37.89	37.89	37.89				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1821		a	*MAIN
	EFP	P		198	7920	b	PORCH
	F2	G		576	13820	c	GRAGE
	OFP	P		48	1440	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
236	1	2017-05-23	FOUT NEAL A ETAL	1WD	*	0	18430	122600
317	1	2013-06-26	FOUT MYRON LEROY	1WD		50000	266230	116570
380	3	2009-12-09	FOUTLAND FARMS LLC	3WD	*	0	196660	137690
254	3	2009-08-26	FOUTLAND FARMS LLC	3WD	*	0	196660	140110
152	1	1998-04-06	FOUT RICHARD D ETAL	1AF	*	0	108170	72800
1050	3	1992-11-16		3WD	*	0	0	131200

Year	Land	Bldg	Total	Net Tax
2022	7640	62740	70380	3064.64
2021	7640	62740	70380	3091.88

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



19980 TR 245 43340

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1821	130330
	Basement		1821	33540
	Subtotal			163870
Metal	Roof	GABLE		

	B 1 2 U A
Plaster/Drywall	X
Unfinished Wall	X
Floor/Pine	X
Floor/Carpet	X
Floor/Concrete	X
Number of Rooms	1 5
Bedrooms	3
Central Heat FORCED AIR	A
Plumbing Standard	1

Garages and Carports	13820
Extra Features	10320
Total Value	188010
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Topo: ROLLING	
Neighborhood:	
Code:	1600
Dwl/Gar/NC%	1.6600

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F		1821		C+	1977GD	206810	.30		240310
2	Garage		18X20	360		E	2014AV	4320	.30		5020

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	.8840				5000	5000	4420	4420
other	4.3800				3000	3000	13140	13140

Call Back: Sign: PSN Date: 2014-12-08 Lister: 16-150007.0000-v082020R