

HALE TWP  
RIDGEMONT SD

00150

Hardin County, Ohio  
Michael T. Bacon, Auditor

16-150015.0000  
A57

AGR  
2025

sale

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

2022	BUTCHER CHRISTOPHER B	2006-08-08		
2023	BUTCHER CHRISTOPHER B	2006-08-08		
2024	BUTCHER CHRISTOPHER B	2006-08-08		
2025	BUTCHER CHRISTOPHER B & 24076 TR 234	2006-08-08	10315 39.758A	
		ISD		
	MT VICTORY OH 43340	\$0		

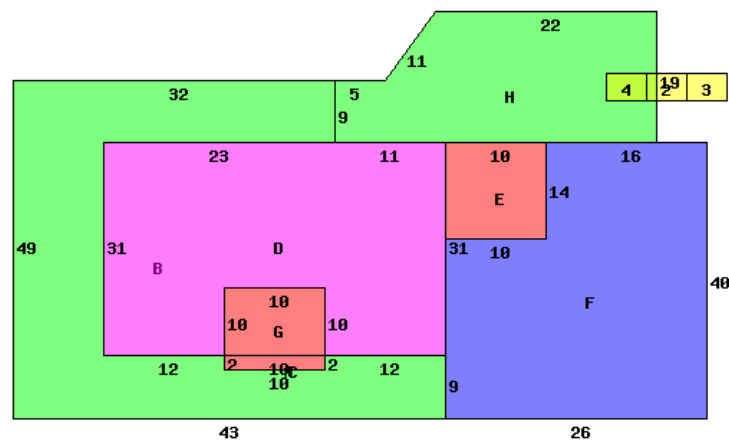
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	39.7580	39.7580	39.7580	39.7580	
Land100%	215060	236260	236260	236260	236260
Bldg100%	322370	369260	369260	369260	369250
Totl100%	537430t	605510t	605510t	605510t	605510t
Cauv100%	53770	105970	105970	105970	105970
Tax Value:					
Land 35%	18820	37090	37090	37090	82690
Bldg 35%	112830	129240	129240	129240	129240
Totl 35%	131650t	166330t	166330t	166330t	211930t
Hmstd35%	109700	125770	125770	125770	
Owner Oc	115.34	111.14	111.02	109.86	hmstd 5250 l 120520 b
Hmstd RB					
Net Tax	5617.28	6097.04	6158.76	5988.78	
Cauv Sav	2458.08	1702.00	1718.88	1671.96	
Sp-Asmnt	18.00	18.00	18.00	18.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE				
F	F	A		20		a	ADDTN		
	OFF	P		934	28020	b	PORCH		
	OFF	P		20	600	c	PORCH		
2 B	F	M		954		d	*MAIN		
1 B	F	A		140		e	ADDTN		
1 B	F	F		900	26140	f	GRAGE		
	F	A		100		g	ADDTN		
	PAT	P		533	1600	h	PORCH		

gas fireplace									
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg		
330	1	2006-08-08	BUTCHER CHRISTOPHER B &	ISD *	0	78630	0		
176	1	2006-04-18	BUTCHER JANET A	1CT *	0	78630	0		
246	3	2004-06-08	BAUER FRANK M	3AF *	0	64090	0		
765	2	1995-08-15	BAUER FRANK E & HELEN J	2WD	72900	27510	0		

Year	Land	Bldg	Total	Net Tax
2021	18820	112830	131650	5666.14
2020	18820	112830	131650	5674.04

p r o j e c t		ben acres / % factor	
500 HARDIN COUNTY LANDFILL	XA/2025		



24076 TR 234 43340

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
	Sq-Ft	Value
Story Height 2		
Floor Level		
Main	FRAME	1194 105780
Full Upper	FRAME	974 61410
Basement		1194 22240
Subtotal		189430
Shingle	Roof	GABLE
Plaster/Drywall	D D	Air Conditioning 3830
Unfinished Wall	X	Plumbing 4200
Floor/Hardwood	X X	Garages and Carports 26140
Floor/Carpet	X X	Extra Features 31100
Floor/Concrete	X	Total Value 254700
Floor/Tile-Lino	X	
Number of Rooms	1 3 3	PUB ELECTRIC
Bedrooms	3	PRIV WATER
		PRIV SEWER
Central Heat	A	PUB PAVED ST/RD
GEOTHERMAL		Topo: ROLLING
Central A/C	A	
Plumbing		Neighborhood:
Standard	1	Code: 1600
Extra 3 Fixture	2	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	2168	2168		B-	2007GD		305640	.14		344330
2 Pole Build		48X40	1920		C	2008AV		23040	.45		12670
3 Pole Build		48X40	1920		C	2008AV		18430	.45		10140
4 P	CAN	12X40	480		C	2008AV		3840	.45		2110

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 2	BOB BLOUNT SILT LOAM, 2	37.4509	5770	216090	2360	88380
C 39	PM PEWAMO SILTY CLAY L	.7034	6490	4570	3560	2500
W 2	BOB BLOUNT SILT LOAM, 2	.1920	3130	600	470	90
980	ROAD ROAD	.4117				
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000

39.758 236260 (100%) 105970 CAUV # 3409

82690 ( 35%) 37090