

HALE TWP  
RIDGWAY CORP

00180

Hardin County, Ohio  
Michael T. Bacon, Auditor

19-170004.0000  
C62

COM  
2025

sale

2022 MANN'S KIMBERLY L	2021-12-10
2023 MANN'S KIMBERLY L	2021-12-10
2024 C WARD PROPERTIES LLC	2023-12-11
2025 C WARD PROPERTIES LLC	2023-12-11 ORIG PT VAC ST 4
HALE ST	8WD
	\$46,000

Eff Rate:-	50.43	48.93	49.33	48.13	a/r				
Tax Year	2022	2023	2024	2025		2025	2026	CAMA	
Prop Cls	499	499	499	499		499	499	499	
Acres									
Land100%	7710	7340	7340	0			7340	7330	
Bldg100%	2170	1910	1910	0			1910	1910	
Totl100%	9890t	9260t	9260t				9260t	9240t	
Cauv100%									
Tax Value:									
Land 35%	2700	2570	2570				2570	2570	
Bldg 35%	760	670	670				670	670	
Totl 35%	3460t	3240t	3240t				3240t	3230t	
Hmstd35%									
Owner Oc									
Hmstd RB									
Net Tax	174.48	158.54	159.84						
Sp-Asmnt	5.00	5.00	9.01						

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
527	8	2023-12-11	C WARD PROPERTIES LLC	8WD	46000	7340	1910
552	8	2021-12-10	MANN'S KIMBERLY L	8QC *	0	7710	2170
462	8	2011-10-21	TEVIS ELIZABETH A	8WD	10000	6430	6690
367	8	2011-09-14	WBML PROPERTIES LLC	8AD *	0	6430	6690
362	8	2011-09-01	STATE OF OHIO FORFEITED L	8AD *	0	6430	6690
29	6	1997-01-17	NEWMAN MARK	6WD	13000	4200	8310
910	1	1991-11-07		1WD	24000	0	20030
909	0	1985-12-20		*	0	0	19110
869	0	1985-12-06		*	0	0	19110

Year	Land	Bldg	Total	Net Tax
2021	2700	760	3460	173.82
2020	2700	760	3460	173.80

Project  
902 MAIN DISTRICT CONSERVANCY      XA/2025      ben acres / % factor

HALE ST

PUB ELECTRIC  
PUB GAS  
PRIV SEWER  
PUB PAVED ST/RD

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 OFFICE		FtxFt	Area	Rate	Grade	Cond	Value	Dpr
			450	60.72	C	1970PR	27320	.65
							.80	1910

Neighborhood:  
Code:      1900

front lot	acres/ frontage	effective depth	depth factor	actual rate	effective rate	extended value	true value
		111.00	104	83	80	66	7330
							7330

Call Back:      Sign: PSN Date: 2014-12-04      Lister:

19-170004.0000-v082020R