

HALE TWP
RIDGEWAY CORP

00180

Hardin County, Ohio
Michael T. Bacon, Auditor

19-170008.0000
C69

COM
2025

sale

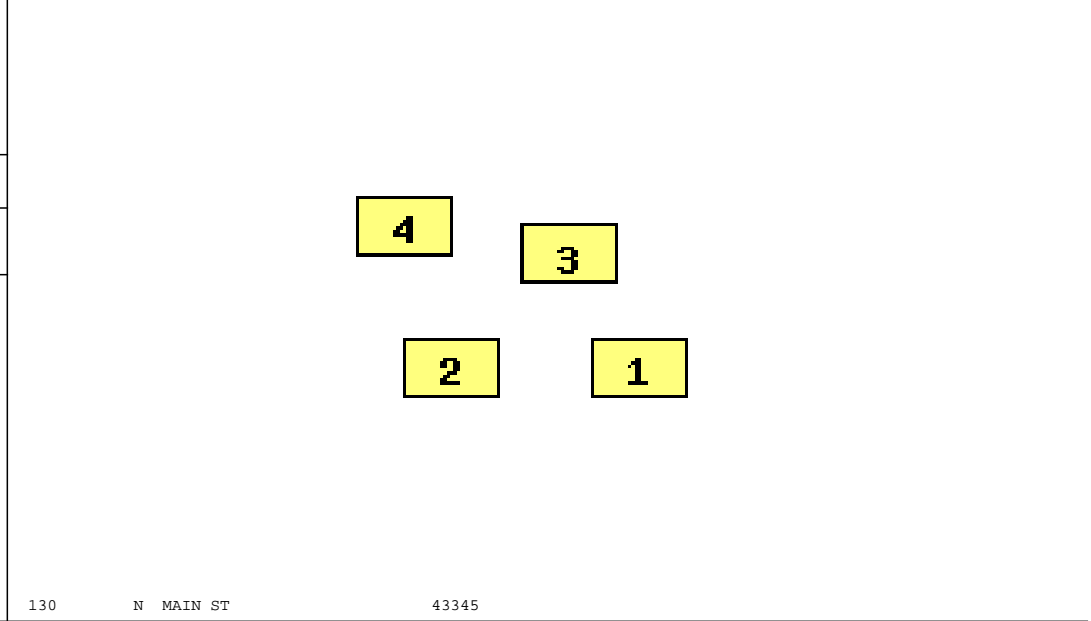
2022 MANN'S KIMBERLY L	2021-12-10	
2023 MANN'S KIMBERLY L	2021-12-10	
2024 C WARD PROPERTIES LLC	2023-12-11	
2025 C WARD PROPERTIES LLC	2023-12-11	ORIG 8 E PT 16
130 N MAIN ST	8WD	
RIDGEWAY OH 43345	\$46,000	

Eff Rate:-	50.43	48.93	49.33	48.13	a/r			
Tax Year	2022	2023	2024	2025		2025	2026	CAMA
Prop Cls	480	480	480	480		480	480	480
Acres								
Land100%	8170	7800	7800	20890		20890	7800	7790
Bldg100%	9030	8370	8370	10460		10460	8370	8360
Totl100%	17200t	16170t	16170t	31340t		31340t	16170t	16150t
Cauv100%								
Tax Value:								
Land 35%	2860	2730	2730	7310		7310	2730	2730
Bldg 35%	3160	2930	2930	3660		3660	2930	2930
Totl 35%	6020t	5660t	5660t	10970t		10970t	5660t	5650t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	303.58	276.94	279.22	527.94				
Sp-Asmnt	125.01	125.01	129.03	192.12				

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
527	8	2023-12-11	C WARD PROPERTIES LLC	8WD	46000	7800	8370
552	8	2021-12-10	MANN'S KIMBERLY L	8QC *	0	8170	9030
334	7	2012-07-27	HARRIS GENE	7WD	7740	7800	10510
462	8	2011-10-21	TEVIS ELIZABETH A	8WD *	10000	6830	10970
367	8	2011-09-14	WBML PROPERTIES LLC	8AD *	0	6830	10970
362	8	2011-09-01	STATE OF OHIO FORFEITED L	8AD *	0	6830	10970
340	1	1996-06-05	NEWMAN MARK W	1WD	10000	6800	8000
910	1	1991-11-07		1WD	24000	0	17110
909	0	1985-12-20		*	0	0	17800
869	0	1985-12-06		*	0	0	17800

Year	Land	Bldg	Total	Net Tax
2021	2860	3160	6020	302.42
2020	2860	3160	6020	302.38

Project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			
500 HARDIN COUNTY LANDFILL			
149 RIDGEWAY JT - SCIOTO RIVER			



PUB ELECTRIC			
PUB GAS			
PUB WATER			
PUB ALLEY			
Neighborhood:	1900		
Code:			

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 STORAGE		FtxFt	Area	Rate	Grade	Cond	Value	Dpr
2 Shed		34X76	2584	24.77	C	1950FR	64010	.75
		10X20	200	12.00	C	1990PR	2400	.85
front lot		effective	depth	actual	effective	extended	true	
		frontage	depth	factor	rate	value	value	
		95.00	160	103	80	7790	7790	

Call Back: Sign: PSN Date: 2014-12-04 Lister: 19-170008.0000-v082020R