

HALE TWP
RIDGEWAY CORP

00180

Hardin County, Ohio
Michael T. Bacon, Auditor

19-170008.0000
C69

COM
2025

sale

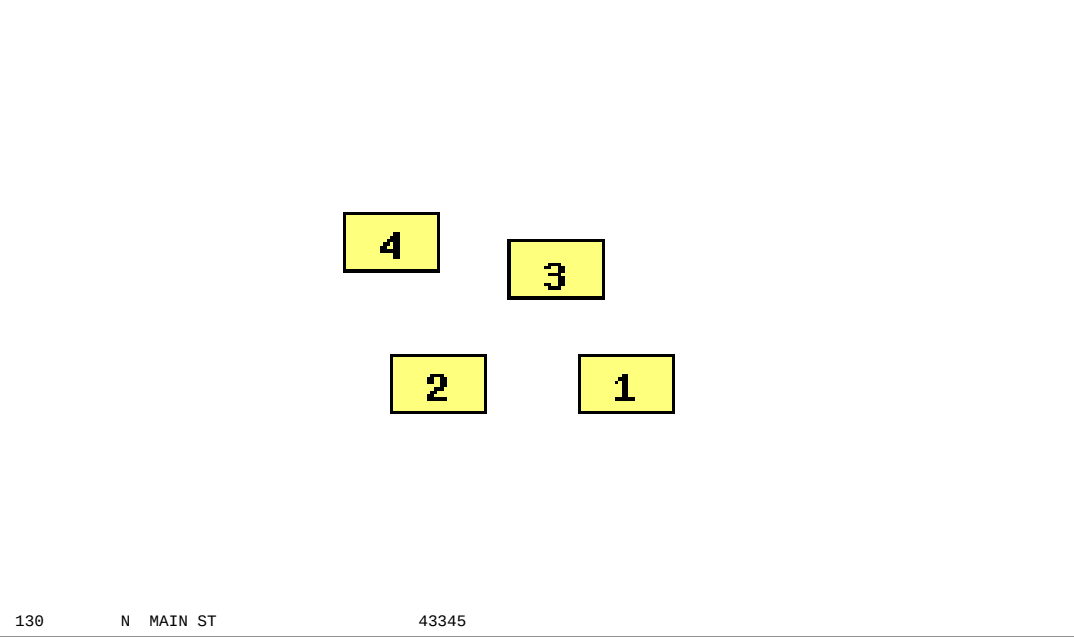
2022	MANN'S KIMBERLY L	2021-12-10
2023	MANN'S KIMBERLY L	2021-12-10
2024	C WARD PROPERTIES LLC	2023-12-11
2025	C WARD PROPERTIES LLC	2023-12-11 ORIG 8 E PT 16
	130 N MAIN ST	8WD
	RIDGEWAY OH 43345	\$46,000

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	9350
Bldg100%	9030	8370	8370	10460		10460	8370	10030
Totl100%	17200t	16170t	16170t	31340t		31340t	16170t	19380t
Cauv100%								
Tax Value:								
Land 35%	2860	2730	2730	7310		7310	2730	3270
Bldg 35%	3160	2930	2930	3660		3660	2930	3510
Totl 35%	6020t	5660t	5660t	10970t		10970t	5660t	6780t
Hmstd35%								
Owner 0c								
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

p r o j e c t	ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY				XA/2025
500 HARDIN COUNTY LANDFILL				XA/2025
149 RIDGEWAY JT - SCIOTO RIVER				XA/2025



PUB ELECTRIC
PUB GAS
PUB WATER
PUB ALLEY
Neighborhood:
Code: 4444
Dwl/Gar/NC% 1.2000
lot/hmsite% 1.2000
res-ag: lnd% 1.2000
ag-t:c/p/w% 1.2000
ag-t:other% 1.2000
ag:outbldg% 1.2000

	Bldg Type	SHB+Cons	DlxHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	STORAGE		34X76	2584	29.72	C	1950FR	76800	.75	.50	9600
2	Shed		10X20	200	14.40		1990PR	2880	.85		430
front lot		acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value		
			95.00	160	103	80	82	7790	9350		