HALE TWP
RIDGEWAY CORP 00180

Hardin County, Ohio
Michael T. Bacon, Auditor

19-170008.0000 COM
C69 2026

sale

2023 MANNS KIMBERLY L	2021-12-10	
2024 C WARD PROPERTIES LLC	2023-12-11	
2025 C WARD PROPERTIES LLC	2023-12-11	
2026 C WARD PROPERTIES LLC	2023-12-11	ORIG 8 E PT 16
130 N MAIN ST	8WD	
	$46,000	
RIDGEWAY OH 43345		

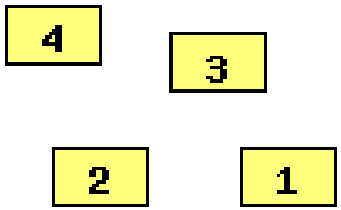
Eff Rate:– 48.93 — 49.33 — 48.13 — 48.13 — a/r

Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	480	480	480	480	480	480	480
Acres							
Land100%	7800	7800	20890	20890	20890	9340	9350
Bldg100%	8370	8370	10460	10460	10460	10030	10030
Totl100%	16170t	16170t	31340t	31340t	31340t	19370t	19380t
Cauv100%							
Tax Value:							
Land 35%	2730	2730	7310	7310	7310	3270	3270
Bldg 35%	2930	2930	3660	3660	3660	3510	3510
Totl 35%	5660t	5660t	10970t	10970t	10970t	6780t	6780t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	276.94	279.22	527.94	527.94			
Sp-Asmnt	125.01	129.03	192.12	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	MANNS 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
2022	2860	3160	6020	303.58
2021	2860	3160	6020	302.42

project			ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			
149	RIDGEWAY JT - SCIOTO RIVER	XA/2025			



130 N MAIN ST 43345

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	DixHt 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	C	1990PR	2880	.85		430

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		95.00	160	103	80	82	7790	9350

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