

HALE TWP
RIDGWAY CORP

00180

Hardin County, Ohio
Michael T. Bacon, Auditor

19-170056.0000
C53

RES
2025

sale

Eff Rate:- 50.79 — 42.71 — 43.08 — 42.02 — a/r

2022	PAYNE CHRISTINA L	2009-01-12	
2023	PAYNE CHRISTINA L	2009-01-12	
2024	PAYNE CHRISTINA L	2009-01-12	
2025	PAYNES RENTALS LLC	2024-07-12	ORIG 48-49
	120 MAIN ST		6QC
	RIDGWAY OH 43345	\$0	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	9430	11090	11090	11090	11090
Bldg100%	64540	70800	70800	70800	70800
Totl100%	73970t	81890t	81890t	81890t	81890t
Cauvl00%					
Tax Value:					
Land 35%	3300	3880	3880	3880	3880
Bldg 35%	22590	24780	24780	24780	24780
Totl 35%	25890t	28660t	28660t	28660t	28660t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1207.84	1124.30	1135.08	1105.58	
Sp-Asmnt	26.05	26.05	30.13	30.13	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	F/C	M		761			ADDTN
1	F/C	A		249			PORCH
	EFP	P		50	2000		PORCH
	OPF	P		88	2640		PORCH
	OPF	P		25	750		PORCH
	DK	P		180	2700		PORCH

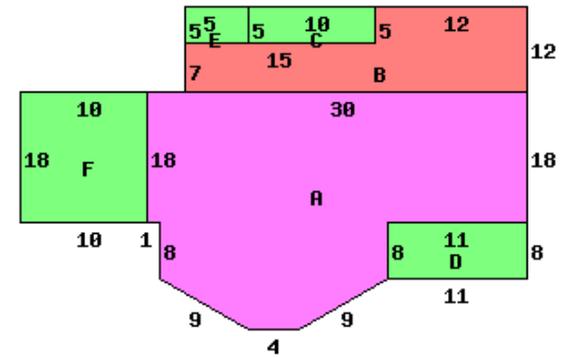
#: 57 L/W
191700570000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
329	6	2024-07-12	PAYNES RENTALS LLC	6QC *	0	11090	70800
16	1	2009-01-12	PAYNE CHRISTINA L	1SD *	19000	10060	12030
52	1	2007-01-31	SHAFER RONNA	1QC *	10700	9570	11800
408	1	2006-10-04	SHAFER RONNA & STACY ZUN	1CT *	0	9570	11800
107	1	2002-03-12	SHELTON THOMAS M JR	1CT *	0	8800	8830
109	0	1988-02-18			6000	0	13110

Year	Land	Bldg	Total	Net Tax
2021	3300	22590	25890	1225.36
2020	3300	22590	25890	1227.86

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

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120 MAIN ST 43345

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 2	Sq-Ft Value
Floor Level	Main 1010 101660
	Full Upper FRAME 761 55680
	Subtotal 157340
Metal Roof HIP	
Plaster/Drywall X X	Air Conditioning 3140
Floor/Pine X X	Extra Features 8090
Number of Rooms 5 3	Total Value 168570
Bedrooms 3	
Central Heat A	PUB ELECTRIC
FORCED AIR	PUB GAS
Central A/C A	PUB WATER
Plumbing	PRIV SEWER
Standard 1	PUB SIDEWALK
	Neighborhood: 1900
	Code:

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 F/C	1771		C	OLD/GD	.40	.30	70800
2 Shed	*PP 0	6X8	48		OLD/PR			0
front lot	acres/ frontage	effective frontage	depth	actual factor	effective rate	extended value	true value	
		132.00	165	105	80	84	11090	11090