

HALE TWP
RIDGEWAY 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 | |
| RIDGEWAY 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 | | |
| 2 | F/C | M | | 761 | | a | *MAIN |
| 1 | F/C | A | | 249 | | b | ADDTN |
| | EFP | P | | 50 | 2000 | c | PORCH |
| | OPF | P | | 88 | 2640 | d | PORCH |
| | OPF | P | | 25 | 750 | e | PORCH |
| | DK | P | | 180 | 2700 | f | PORCH |

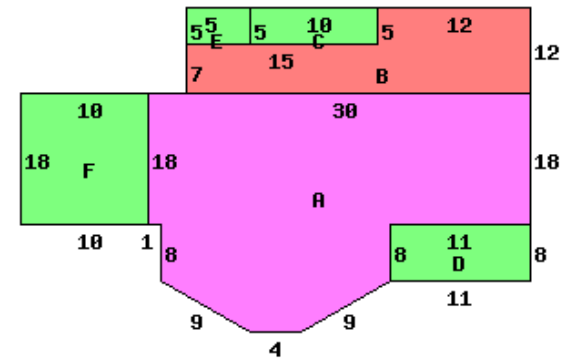
#: 57 L/W
191700570000

| 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 RIDGEWAY JT - SCIOTO RIVER | | | XA/2025 |

2



120 MAIN ST 43345

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

| Bldg Type | SHB+Cons | DixHt | Area | Unit Rate | Grade | Blt/Renov | Replace | Phy Dpr | Fnc Dpr | True Value |
|------------|----------|-----------|--------|-----------|-----------|-----------|---------|---------|---------|------------|
| 1 DWELLING | 2 F/C | 1771 | | | C | OLD/GD | 168570 | .40 | .30 | 70800 |
| 2 Shed | *PP | 6X8 | 48 | | | OLD/PR | 0 | | | 0 |
| front lot | acres/ | effective | depth | actual | effective | extended | true | | | |
| | frontage | frontage | factor | rate | rate | value | value | | | |
| | | 132.00 | 165 | 105 | 80 | 11090 | 11090 | | | |