HALE TWP
RIDGEWAY CORP 00180

Hardin County, Ohio
Michael T. Bacon, Auditor

19-170056.0000 RES
C53 2026

sale

2023 PAYNE CHRISTINA L	2009-01-12	
2024 PAYNE CHRISTINA L	2009-01-12	
2025 PAYNES RENTALS LLC	2024-07-12	
2026 PAYNES RENTALS LLC	2024-07-12	ORIG 48-49
120 MAIN ST	6QC	
	$0	
RIDGEWAY OH 43345		

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	11090	11090	11090	11090		11090	12800	12800
Bldg100%	70800	70800	70800	70800		70800	88510	88500
Totl100%	81890t	81890t	81890t	81890t		81890t	101310t	101300t
Cauv100%								
Tax Value:								
Land 35%	3880	3880	3880	3880		3880	4480	4480
Bldg 35%	24780	24780	24780	24780		24780	30980	30970
Totl 35%	28660t	28660t	28660t	28660t		28660t	35460t	35460t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1124.30	1135.08	1105.58	1105.58	1105.58			
Sp-Asmnt	26.05	30.13	30.13	30.13				

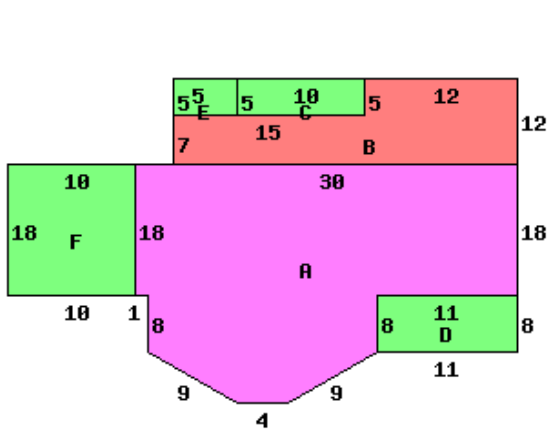
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F/C	M		761		a	*MAIN
1	F/C	A		249		b	ADDTN
	EFP	P		50	2000	c	PORCH
	OFP	P		88	2640	d	PORCH
	OFP	P		25	750	e	PORCH
	DK	P		180	2700	f	PORCH

#: 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
2022	3300	22590	25890	1207.84
2021	3300	22590	25890	1225.36

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



120 MAIN ST 43345

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1010	101660
	Full Upper	FRAME	761	55680
	Subtotal			157340
Metal	Roof	HIP		

B 1 2 U A

Plaster/Drywall	X	X	Air Conditioning	3140
Floor/Pine	X	X	Extra Features	8090
Number of Rooms	5	3	Total Value	168570
Bedrooms		3		
			PUB ELECTRIC	
Central Heat	A		PUB GAS	
FORCED AIR			PUB WATER	
Central A/C	A		PRIV SEWER	
Plumbing			PUB SIDEWALK	
Standard	1			
			Neighborhood:	
			Code:	1900
			Dwl/Gar/NC%	1.2500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 F/C		1771		C	OLD/GD	168570	.40	.30	88500
2	Shed	*PP 0	6X8	48			OLD/PR	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		132.00	165	105	92	97	12800	12800

Call Back: Sign: PSN Date: 2014-12-04 Lister:

19-170056.0000-v082020R