

HALE TWP
RIDGEWAY CORP

00180

Hardin County, Ohio
Michael T. Bacon, Auditor

19-170090.0000
C19

RES
2025

sale

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

2022	BMAR HOLDINGS LLC	2014-01-14	
2023	BMAR HOLDINGS LLC	2014-01-14	
2024	BMAR HOLDINGS LLC	2014-01-14	
2025	BMAR HOLDINGS LLC	2014-01-14	ORIG S 1/2 33 FT 88
	166 S MAIN ST		1WD
	RIDGEWAY OH 43345	\$0	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	2340	2770	2770	2770	2770
Bldg100%	46290	65230	65230	65230	65240
Totl100%	48630t	68000t	68000t	68000t	68010t
Cauv100%					
Tax Value:					
Land 35%	820	970	970	970	970
Bldg 35%	16200	22830	22830	22830	22830
Totl 35%	17020t	23800t	23800t	23800t	23800t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	794.02	933.64	942.60	918.10	
Sp-Asmnt	23.02	23.02	27.11	27.11	

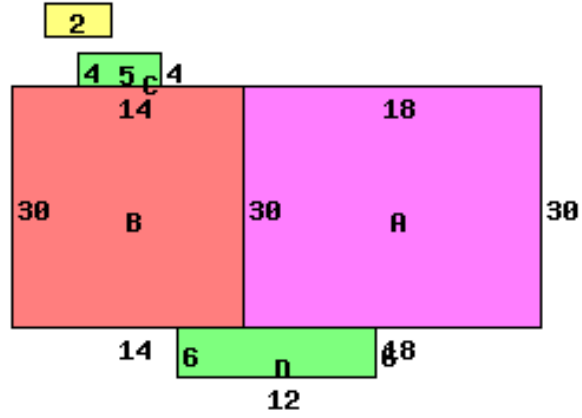
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1Q	F/C	M		540		a	*MAIN
1	F/C	A		420		b	ADDTN
	STP	P		20	80	c	PORCH
	OFF	P		72	2160	d	PORCH

L/C JOSH & HEATHER SMITH 6-4-2020 \$68,500

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
19	1	2014-01-14	BMAR HOLDINGS LLC	1WD *	0	2140	35230
478	1	2013-10-01	FEDERAL NATIONAL MORTGAGE	1SF	34000	2140	35230
485	1	2006-11-27	LEASE ALLEN D	1CT *	0	2400	42770
392	1	1999-07-13	LEASE ALLEN D & VICKI R	1WD	69900	2430	26400

Year	Land	Bldg	Total	Net Tax
2021	820	16200	17020	805.56
2020	820	16200	17020	807.20

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



166 S MAIN ST 43345

Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	1Q	Sq-Ft Value
Floor Level	Main	FRAME 960 100780
	Qtr Story	FRAME 540 9240
	Subtotal	110020
Shingle	Roof	GABLE
Plaster/Drywall	X	X Heating -1900
Floor/Pine	X	X Extra Features 2240
Number of Rooms	6	1 Total Value 110360
Bedrooms	2	
Plumbing		PUB ELECTRIC
Standard	1	PUB GAS
		PUB WATER
		PRIV SEWER
		PUB SIDEWALK
		Neighborhood:
		Code: 1900

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1Q F/C	24X28	960	C- OLD/GD	99320	.40	Dpr	59590
2 Garage		672		C 1965AV	16130	.65	Dpr	5650
front lot	acres/ frontage	effective frontage	depth	actual depth factor	effective rate	extended value	true value	
	33.00	165	105	80	84	2770	2770	

Call Back:

Sign: PSN Date: 2014-12-03 Lister:

19-170090.0000-v082020R