HALE TWP
RIDGEWAY CORP 00180

Hardin County, Ohio
Michael T. Bacon, Auditor

19-170097.0000 RES
D75 2026

## sale

| | | |
|---|---|---|
| 2023 | TOTTEN ANDREA J | 2021-02-01 |
| 2024 | TOTTEN ANDREA J | 2021-02-01 |
| 2025 | TOTTEN ANDREA J | 2021-02-01 |
| 2026 | TOTTEN ANDREA J | 2021-02-01 ORIG 95 |
| | 183 S MAIN ST | 3WD |
| | | $45,000 |
| | RIDGEWAY OH 43345 | |

## Eff Rate: – 42.71 — 43.08 — 42.02 — 42.02 — a/r

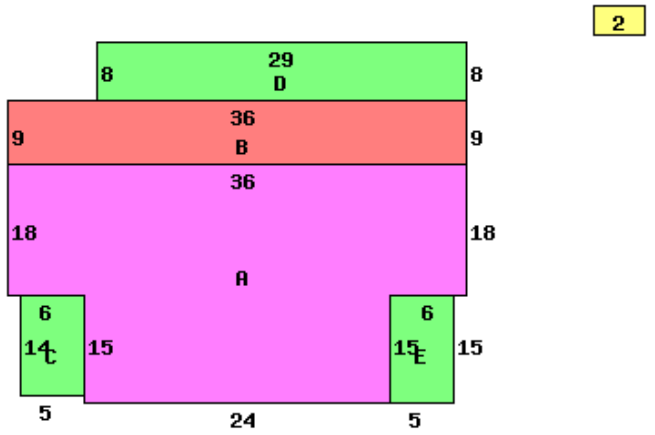
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
|---|---|---|---|---|---|---|---|---|
| Prop Cls | 510 | 510 | 510 | 510 | 0 | 510 | 510 | 510 |
| Acres | | | | | | | | |
| Land100% | 5540 | 5540 | 5540 | 5540 | | 5540 | 6400 | 6400 |
| Bldg100% | 84030 | 84030 | 84030 | 84030 | | 84030 | 105030 | 105030 |
| Totl100% | 89570t | 89570t | 89570t | 89570t | | 89570t | 111430t | 111430t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 1940 | 1940 | 1940 | 1940 | | 1940 | 2240 | 2240 |
| Bldg 35% | 29410 | 29410 | 29410 | 29410 | | 29410 | 36760 | 36760 |
| Totl 35% | 31350t | 31350t | 31350t | 31350t | | 31350t | 39000t | 39000t |
| Hmstd35% | | | | | | | | |
| Owner Oc | 27.28 | 27.26 | 26.98 | 26.98 | 26.98 | | | |
| Hmstd RB | | | | | | | | |
| Net Tax | 1202.56 | 1214.34 | 1182.36 | 1182.36 | 1182.36 | | | |
| Sp-Asmnt | 23.03 | 27.14 | 27.14 | 27.14 | | | | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 2 A | F/C | M | | 1008 | | a | *MAIN |
| 1 | F/C | A | | 324 | | b | ADDTN |
| | OFP | P | | 70 | 2100 | c | PORCH |
| | DK | P | | 232 | 3480 | d | PORCH |
| | OFP | P | | 75 | 2250 | e | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|---|
| 32 | 3 | 2021-02-01 | TOTTEN ANDREA J | 3WD | | 45000 | 4710 | 76460 |
| 318 | 5 | 2013-07-16 | CANDLER G JAMES | 5WD | * | 0 | 4290 | 68260 |
| 165 | 3 | 2009-05-29 | CANDLER G JAMES ETAL | 3AF | * | 0 | 5030 | 63540 |
| 153 | 6 | 2003-04-02 | CANDLER G JAMES ETAL | 6QC | * | 0 | 4370 | 54660 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 1650 | 26760 | 28410 | 1295.96 |
| 2021 | 1650 | 26760 | 28410 | 1344.62 |

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




183 MAIN ST 43345

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 2 | | | | |
| Floor Level | Main | FRAME | 1332 | 106760 |
| | Full Upper | FRAME | 1008 | 60830 |
| | Qtr Story | FRAME | 1008 | 3930 |
| | Subtotal | | | 171520 |
| Shingle | Roof | GABLE | | |

B 1 2 U A

| | | | | |
|---|---|---|---|---|
| Plaster/Drywall | X | X | Heating | -1270 |
| Unfinished Wall | | X | Extra Features | 7830 |
| Floor/Pine | X | X | Total Value | 178080 |
| Floor/Carpet | X | | | |
| Number of Rooms | 5 | 4 1 | PUB ELECTRIC | |
| Bedrooms | 1 | 2 | PUB GAS | |
| | | | PUB WATER | |
| Central Heat | X | | PRIV SEWER | |
| FORCED AIR | | | PUB SIDEWALK | |
| Plumbing | | | | |
| 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 AF/C | | 2340 | | C | 1905AV | 178080 | .55 | | 100170 |
| 2 | Garage | | 18X30 | 540 | | C | 1905FR | 12960 | .70 | | 4860 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| front lot | | 66.00 | 165 | 105 | 92 | 97 | 6400 | 6400 |

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

19-170097.0000-v082020R