HALE TWP
RIDGEWAY CORP 00180

Hardin County, Ohio
Michael T. Bacon, Auditor

19-170122.0000 RES
D55 2026

sale

2023 OHLER GEORGE A	2022-01-05	
2024 OHLER GEORGE A	2022-01-05	
2025 RUHLEN CORY W	2024-01-03	
2026 RUHLEN CORY W	2024-01-03	ORIG 101
158 OAK ST	1WD	
	$130,000	
RIDGEWAY OH 43345		

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

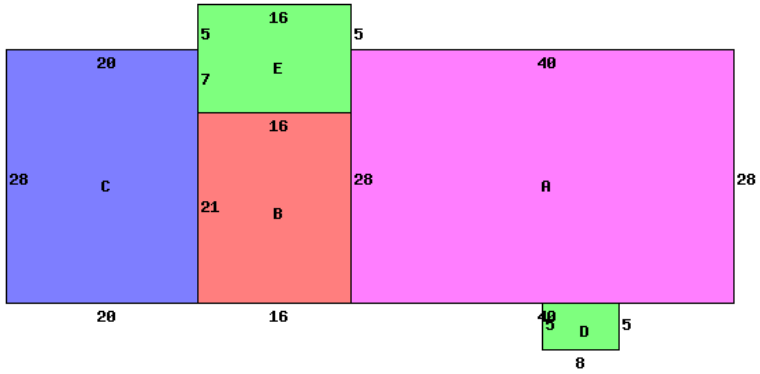
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5540	5540	5540	5540		5540	6400	6400
Bldg100%	82140	82140	82140	82140		82140	102660	102670
Totl100%	87690t	87690t	87690t	87690t		87690t	109060t	109070t
Cauv100%								
Tax Value:								
Land 35%	1940	1940	1940	1940		1940	2240	2240
Bldg 35%	28750	28750	28750	28750		28750	35930	35930
Totl 35%	30690t	30690t	30690t	30690t		30690t	38170t	38170t
Hmstd35%								
Owner Oc	26.70	26.68						
Hmstd RB	351.74	379.58						
Net Tax	825.50	809.20	1183.88	1183.88	1183.88			
Sp-Asmnt	23.03	27.14	27.14	27.14				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1120		a	*MAIN
1 B	F	A		336		b	ADDTN
	F	G		560	13440	c	GRAGE
	EFP	P		40	1600	d	PORCH
	DK	P		192	2880	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
2	1	2024-01-03	RUHLEN CORY W	1WD		130000	5540	82140
6	1	2022-01-05	OHLER GEORGE A	1QC	*	0	4710	77030
93	1	1996-02-23	OHLER GEORGE A & LISA M	1WD		52000	4200	42800
1086	0	1987-12-30			*	37500	0	34310

Year	Land	Bldg	Total	Net Tax
2022	1650	26960	28610	905.98
2021	1650	26960	28610	919.06

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



158 OAK ST 43345

Occupancy 1 Single Family

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1456	114600
	Basement		336	6530
	Subtotal			121130
Shingle	Roof	HIP		

*DWELLING COMPUTATIONS

	B	1	2	U	A
Plaster/Drywall		X			
Panelled Wall		X			
Unfinished Wall	X				
Floor/Hardwood		X			
Floor/Carpet		X			
Floor/Concrete	X				
Floor/Tile-Lino		L			
Number of Rooms		1	7		
Bedrooms			3		
Central Heat		A			
FORCED AIR					
Central A/C		A			
Plumbing					
Standard		1			

Air Conditioning	2560
Garages and Carports	13440
Extra Features	4480
Total Value	141610
PUB ELECTRIC	
PUB GAS	
PUB WATER	
PRIV SEWER	
PUB SIDEWALK	
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	1 F/C		1456		C	1959AV	141610	.42		102670

	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: