HALE TWP
RIDGEWAY CORP 00180

Hardin County, Ohio
Michael T. Bacon, Auditor

19-180055.0000 RES
D32 2026

sale

2023	BEVINGTON TRENT	2018-10-19
2024	BEVINGTON TRENT	2018-10-19
2025	BEVINGTON TRENT	2018-10-19
2026	BEVINGTON TRENT	2018-10-19 PLAINVIEW 21
	105 OHIO ST	2WD
		$72,000
	RIDGEWAY OH 43345	

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

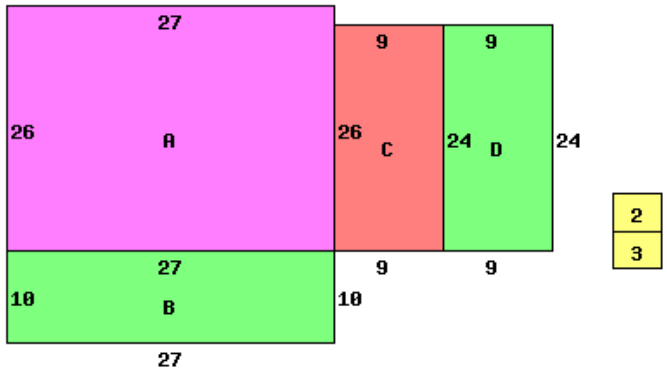
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	2490	2490	2490	2490		2490	2830	2840
Bldg100%	78140	78140	78140	78140		78140	97600	97600
Totl100%	80630t	80630t	80630t	80630t		80630t	100430t	100440t
Cauv100%								
Tax Value:								
Land 35%	870	870	870	870		870	990	990
Bldg 35%	27350	27350	27350	27350		27350	34160	34160
Totl 35%	28220t	28220t	28220t	28220t		28220t	35150t	35150t
Hmstd35%								
Owner Oc	24.56	24.54	24.30	24.30	24.30			
Hmstd RB								
Net Tax	1082.48	1093.10	1064.30	1064.30	1064.30			
Sp-Asmnt	23.02	27.13	27.13	27.13				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		702		a	*MAIN
	OP	P		270	8100	b	PORCH
1	F/C	A		216		c	ADDTN
	PAT	P		216	650	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
524	2	2018-10-19	BEVINGTON TRENT	2WD		72000	2000	62540
462	2	2013-09-23	WECO PROPERTIES LLC	2FD		57000	1910	48370
522	2	2011-12-21	DICKINSON CAROLYN L	2CT	*	0	1910	48370

Year	Land	Bldg	Total	Net Tax
2022	740	24290	25030	1141.78
2021	740	24290	25030	1158.28

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



105 OHIO ST 43345

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	918	100540
	Part Upper	FRAME	702	32550
	Subtotal			133090
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	X	Extra Features	8750
Floor/Carpet	X	X	Total Value	141840
Number of Rooms	5	2		
Bedrooms	1	2	PUB ELECTRIC	
			PUB GAS	
Central Heat	A		PRIV WATER	
FORCED AIR			PRIV SEWER	
Plumbing			PUB ALLEY	
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	1H F/C		1620		D+	OLD/GD	120560	.40		90420
2	Garage		22X26	572		C	1970GD	13730	.60		6870
3	P	RFX	4X22	88		C	1970AV	880	.65		310

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		33.00	132	94	92	86	2840	2840

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

19-180055.0000-v082020R