HALE TWP
RIDGEWAY CORP 00180

Hardin County, Ohio
Michael T. Bacon, Auditor

19-180138.0000 RES
B16 2026

sale

2023 RUBLE ROBIN L	2015-08-12	
2024 RUBLE ROBIN L	2015-08-12	
2025 RUBLE ROBIN L	2015-08-12	
2026 RUBLE ROBIN L	2015-08-12 10239	1.909A
431 HALE ST	1WD	
	$136,000	
RIDGEWAY OH 43345		

2027 COGER AUSTIN M	2025-04-15	
431 HALE ST	1WD	
RIDGEWAY OH 43345		

Eff Rate:- 42.71 43.08 42.02 42.02 a/r

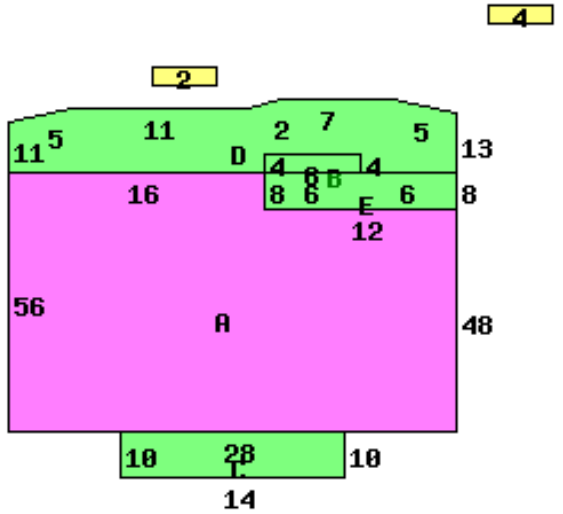
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	1.9100	1.9100	1.9100	1.9100	1.9100			
Land100%	19540	19540	19540	19540		19540	21800	21800
Bldg100%	137630	137630	137630	137630		137630	170090	170090
Totl100%	157170t	157170t	157170t	157170t		157170t	191890t	191890t
Cauv100%								
Tax Value:								
Land 35%	6840	6840	6840	6840		6840	7630	7630
Bldg 35%	48170	48170	48170	48170		48170	59530	59530
Totl 35%	55010t	55010t	55010t	55010t		55010t	67160t	67160t
Hmstd35%	50680	50680	50680	50680		50680	62830	
Owner Oc	44.10	44.06	43.62	43.62	43.62	hmstd 5250 l	45430 b	
Hmstd RB								
Net Tax	2113.90	2134.58	2078.42	2078.42	2078.42			
Sp-Asmnt	23.05	29.44	31.52	31.52				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1QB	F	M		1472		a	*MAIN
	OFP	P		24	720	b	PORCH
	OFP	P		140	4200	c	PORCH
	DK	P		380	5700	d	PORCH
	EFP	P		96	3840	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
150	1	2025-04-15	COGER AUSTIN M	1WD		230000	19540	137630
387	1	2015-08-12	RUBLE ROBIN L	1WD		136000	13230	68490
349	1	2010-07-20	HESS DAVID E II & DEBRA I	1WD	*	25025	13230	52090
403	1	1989-05-19		1WD		37000	0	37710
299	0	1987-04-24			*	0	0	42710
718	0	1986-09-08			*	0	0	42710
390	0	1986-05-30			*	0	0	42710

Year	Land	Bldg	Total	Net Tax
2022	5370	40510	45880	2096.56
2021	5370	40510	45880	2126.84

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



431 HALE ST 43345

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1Q				
Floor Level	Main	FRAME	1472	115860
	Qtr Story	FRAME	1472	21450
	Basement		1472	27230
	Subtotal			164540
Shingle	Roof	HIP		

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

Extra Features	14460
Total Value	179000
PUB ELECTRIC	
PUB GAS	
PRIV 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	1QB F		1472		C	OLD/VG	179000	.30		156630	
2	Garage	CB 0	24X26	624		C	OLD/FR	14980	.70		5620	
4	Pole Build		26X32	832		C	2011AV	12060	.35		7840	CONCRET FL

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	.9100				5000	5000	4550	4550

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