

BUCK TWP
KENTON SD

00040

Hardin County, Ohio
Michael T. Bacon, Auditor

04-110002.0000
Q02

RES
2025

sale

Eff Rate:- 49.50 — 43.46 — 45.84 — 45.54 — a/r

2022 RITZLER DUANE PAUL	2003-07-14
2023 RITZLER DUANE PAUL	2003-07-14
2024 RITZLER DUANE PAUL	2003-07-14
2025 RITZLER DUANE PAUL	2003-07-14 S12 2.123A
14753 GILMORE RD	1QC
KENTON OH 43326	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	561	561	561	561	561
Acres	2.1200	2.1200	2.1200	2.1200	
Land100%	15770	20290	20290	20290	20290
Bldg100%	77940	111060	111060	111060	111050
Totl100%	93710t	131340t	131340t	131340t	131340t
Cauvl00%					
Tax Value:					
Land 35%	5520	7100	7100	7100	7100
Bldg 35%	27280	38870	38870	38870	38870
Totl 35%	32800t	45970t	45970t	45970t	45970t
Hmstd35%	29340	41300	41300	38920	
Owner Oc	27.66	35.42	35.38	33.24	
Hmstd RB	391.88	359.22	407.26	418.88	hmstd 5250 1 33670 b
Net Tax	1080.22	1445.48	1506.96	1484.32	
Sp-Asmnt	43.97	43.97	57.38	37.38	

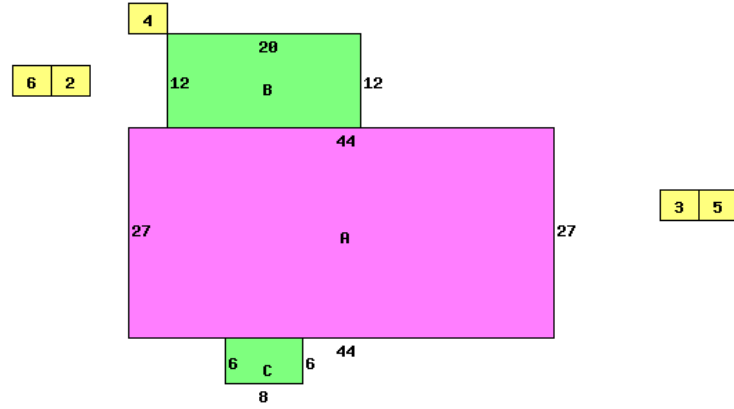
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		1188			
	DK	P		240	3600	b	PORCH
	DK	P		48	720	c	PORCH

#: 3 L/W
041100030000 .244a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
326	1	2003-07-14	RITZLER DUANE PAUL	1QC *	0	9140	13860
296	1	2003-06-19	MOORE FRANKIE LEE &	1QC *	0	9140	13860
295	1	2003-06-19	RITZLER PAUL M	1QC *	0	9140	13860
34	1	1990-01-17		1UN *	0	0	13630

Year	Land	Bldg	Total	Net Tax
2021	5520	27280	32800	1084.32
2020	5590	27280	32870	938.78

p r o j e c t		ben acres		/ % factor	
902 MAIN DISTRICT CONSERVANCY	XA/2025				
500 HARDIN COUNTY LANDFILL	XA/2025				



Occupancy 4 M/H on Real Estate		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	1188 105250
Shingle	Roof	GABLE	105250
B 1 2 U A			
Plaster/Drywall	D	Air Conditioning	2120
Floor/Carpet	X	Plumbing	2100
Number of Rooms	5	Extra Features	4320
Bedrooms	3	Total Value	113790
Central Heat	A	PUB ELECTRIC	
FORCED AIR		PUB GAS	
Central A/C	A	PUB WATER	
Plumbing		PRIV WATER	
Standard	1	PUB PAVED ST/RD	
Extra 3 Fixture	1	Topo: ROLLING	
		Neighborhood:	
		Code:	400
		Dwl/Gar/NC%	1.2500

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 MH/REAL	1 F/C	1188	Rate	Grade	Cond	Value	Dpr	Dpr
2 Garage		12X20	240	D	2004AV	91030	.18	93310
3 Pole Build		28X40	1120	C	2005AV	4610	.50	2880
4 Pool	*PP		0	OLD/	2010AV	13440	.40	8060
5 P	CAN	10X28	280	C		0		0
6 P	DK	16X24	384	C	2020AV	2240	.15	1900
				C	2020AV	5760	.15	4900
		acres/	effective	depth	actual	effective	extended	true
		frontage	frontage	depth	rate	rate	value	value
homesite		1.0000			15000	15000	15000	15000
small acreage		1.0570			5000	5000	5290	5290
other		.0630						