BUCK TWP
RIDGEMONT SD 00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-050001.0000 RES
O18 2026

sale

2023	DYSERT GREGORY W & RE	2018-04-13
2024	DYSERT GREGORY W & RE	2018-04-13
2025	DYSERT GREGORY W & RE	2018-04-13
2026	DYSERT GREGORY W & REBE	2018-04-13 10104 5.00A
	12430 TR 180	1SD
		$0
	KENTON OH 43326	

Eff Rate:- 39.00 — 41.37 — 41.16 — 41.16 — a/r

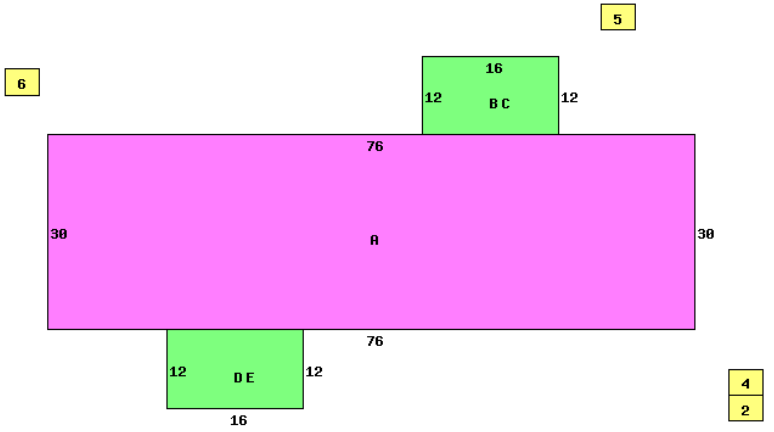
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	561	561	561	561	0	561	561	561
Acres	5.0000	5.0000	5.0000	5.0000	5.0000			
Land100%	31000	31000	31000	31000		31000	33260	33250
Bldg100%	141660	141660	141660	141660		141660	202630	202640
Totl100%	172660t	172660t	172660t	172660t		172660t	235890t	235890t
Cauv100%								
Tax Value:								
Land 35%	10850	10850	10850	10850		10850	11640	11640
Bldg 35%	49580	49580	49580	49580		49580	70920	70920
Totl 35%	60430t	60430t	60430t	60430t		60430t	82560t	82560t
Hmstd35%			53760	53760		53760	75890	
Owner Oc			46.74	46.74	46.74	hmstd 5250 l	48510 b	
Hmstd RB								
Net Tax	2145.40	2289.26	2230.28	2230.28	2230.28			
Sp-Asmnt	27.77	42.09	42.09	42.09				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		2280		a	*MAIN
	CAN	P		192	1540	b	PORCH
	DK	P		192	2880	c	PORCH
	CAN	P		192	1540	d	PORCH
	DK	P		192	2880	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
131	1	2018-04-13	DYSERT GREGORY W & REBECC	1SD	*	0	21600	82970
167	1	2006-03-23	DYSERT GREGORY W	1WD		149500	19510	93770
44	1	2002-01-29	HORD CHARLES M & SHARON	1SD		30500	11800	6540
111	1	1998-02-27	BROWN JOSH A	1WD		50000	15460	3000
313	1	1996-08-16	KENDRICK CURTIS D	1CT	*	0	15510	3000
229	0	1987-04-02			*	43000	0	33910

Year	Land	Bldg	Total	Net Tax
2022	7770	34660	42430	1813.64
2021	7770	34660	42430	1845.56

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
279 SILVER CREEK - SCIOTO RIVER	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			
333 TAYLOR CREEK #1096 - SCIOTO	XA/2025			



12430 TR 180 43326

Occupancy 4 M/H on Real Estate

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	2280	152050
	Subtotal			152050
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	3990
Floor/Carpet	X	Plumbing	2100
Floor/Tile-Lino	X	Extra Features	8840
Number of Rooms	8	Total Value	166980
Bedrooms	4		
		PUB ELECTRIC	
Central Heat	A	PRIV WATER	
FORCED AIR		PRIV SEWER	
Central A/C	A	PUB PAVED ST/RD	
Plumbing		Topo: ROLLING	
Standard	1		
Extra 3 Fixture	1	Neighborhood:	
		Code:	400
		Dwl/Gar/NC%	1.8000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	MH/REAL	1 F/C	30X76	2280		MHD	2003GD	133580	.17		199570
2	Shed		14X24	336		D	1990AV	3230	.65		1130
3	POND	*.64A		0			OLD/PR	0			0
4	Lean-To		28X24	672		D	1999AV	4300	.55		1940
5	Shed	*PP	6X10	48			OLD/	0			0
6	Shed	*PP	8X14	48			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	4.0000				5000	4000	16000	16000

Call Back: Sign: PSN Date: 2015-08-06 Lister:

05-050001.0000-v082020R