

BUCK TWP
RIDGEMONT SD

00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-050011.0000
002

AGR
2025

sale

Eff Rate:- 46.89 — 39.00 — 41.37 — 41.37 — a/r

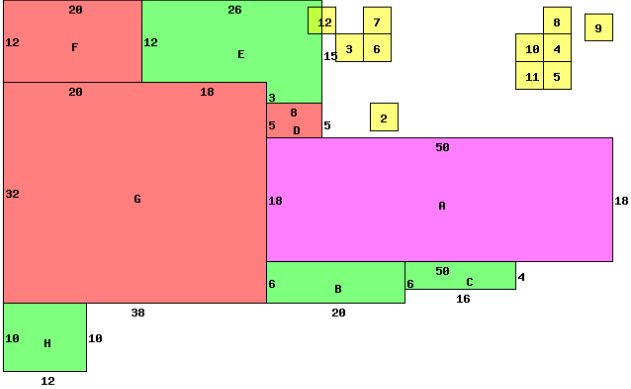
2022	MAST	EZRA	P & MARY	0	2008-05-01				
2023	MAST	EZRA	P & MARY	0	2008-05-01				
2024	MAST	EZRA	P & MARY	0	2008-05-01				
2025	MAST	EZRA	P & MARY	0	2008-05-01	10104	55.382A		
	12387	CR	190		1SD				
					\$108,500				
	KENTON	OH	43326						

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	55.3820	55.3820	55.3820	55.3820	
Land100%	286690	313310	313310	313310	313300
Bldg100%	114430	135940	243830	243830	243820
Totl100%	401110t	449260t	557140t	557140t	557120t
Cauv100%	81570	149910	149910	149910	149920
Tax Value:					
Land 35%	28550	52470	52470	52470	109660
Bldg 35%	40050	47580	85340	85340	85340
Totl 35%	68600t	100050t	137810t	137810t	194990t
Hmstd35%	30010	33180	70940	69030	
Owner 0c	31.14	28.98	61.88		
Hmstd RB					hmstd 6440 l 62590 b
Net Tax	2901.12	3523.00	5158.76		
Cauv Sav	3122.64	3068.62	2030.36	2166.52	
Sp-Asmnt	42.08	42.08	106.92		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F	M		900		b	PORCH
	CAN	P		120	960	c	PORCH
1 B	F	A		64	510	d	ADDTN
	OFF	P		40		e	PORCH
1 B	F	A		336	10080	f	ADDTN
2 B	F	A		240		g	ADDTN
	OFF	P		1216		h	PORCH
				120	3600		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
191	1	2008-05-01	MAST EZRA P & MARY O	1SD	108500	107860	0
Year	Land	Bldg	Total	Net Tax			
2021	28550	40050	68600	2952.20			
2020	28550	40050	68600	2956.94			

p r o j e c t				ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY						
500 HARDIN COUNTY LANDFILL						
333 TAYLOR CREEK #1096 - SCIO10						
				XA/2024		
				XA/2024		
				XA/2024		



12387 CR 190 43326

Occupancy 1 Single Family				*DWELLING COMPUTATIONS	
				Sq-Ft	Value
Story Height	1				
Floor Level		Main	FRAME	2396	158810
		Full Upper	FRAME	1216	62470
		Basement		1496	27680
		Subtotal			248960
Metal		Roof	GABLE		
		B 1 2 U A			
Plaster/Drywall	X			Heating	-4280
Number of Rooms	3			Plumbing	-3800
Bedrooms	1			Extra Features	15150
				Total Value	256030
				PUB ELECTRIC	
				PRIV WATER	
				PRIV SEWER	
				PUB PAVED ST/RD	
				Topo: ROLLING	
				Neighborhood:	
				Code:	400
				Dwl/Gar/NC%	1.2500

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 F	3612			D	2008AV		204820	.14	.20	176150
2 Garage		20X20	400		D	OLD/AV		7680	.65	.20	2690
3 Shop-Stud		40X80	3200		D	2008AV		38400	.45	.20	16900
4 Bank Barn		40X80	3200		D	2008AV		30720	.45	.20	13520
5 Bank Barn		26X28	728		D	2008AV		6990	.45	.20	3080
6 P	RFX	6X40	240		D	2008AV		1920	.45	.20	850
7 Poultry Ho		16X38	608		D	2008FR		4860	.50	.20	1940
8 P	RFX		984		D	2000AV		7870	.55	.20	2830
9 Silo	*NV		0		D	OLD/		0			0
10 P	RFX	10X50	500		D	2008AV		4000	.45	.20	1760
11 Lean-To		12X28	336		D	2008AV		2150	.45	.20	950
12 Pole Build		38X52	1976		D	2018AV		18970	.20	.20	12140
13 Flat Barn		36X64	2304		D	2010AV		22120	.40	.20	10620
14 Lean-To		8X16	128		D	2010AV		820	.40	.20	390
Tab #	S O I L		Acres		Mkt/Ac	Market		Au/Ac		Cauv	
C 1	BOA	BLOUNT SILT LOAM 0-	10.3271		6030	62270		2660		27470	
C 2	BOB	BLOUNT SILT LOAM, 2	25.6307		5770	147890		2360		60490	
C 14	GWB	GLYNWOOD SILT LOAM	.4404		5400	2380		1750		770	
C 15	GYB2	GLYNWOOD CLAY LOAM	1.5693		5020	7880		1230		1930	
C 39	PM	PEWAMO SILTY CLAY L	11.4762		6490	74480		3560		40860	
680	HSITE	HOMESITE - AMISH DW	1.0000		9200	9200		9200		9200	
980	ROAD	ROAD	3.9383								
680	HSITE	HOMESITE - AMISH DW	1.0000		9200	9200		9200		9200	
			55.382			313300		(100%)		149920	CAUV # 3558
						109660		(35%)		52470	