

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 — 41.16 — a/r

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

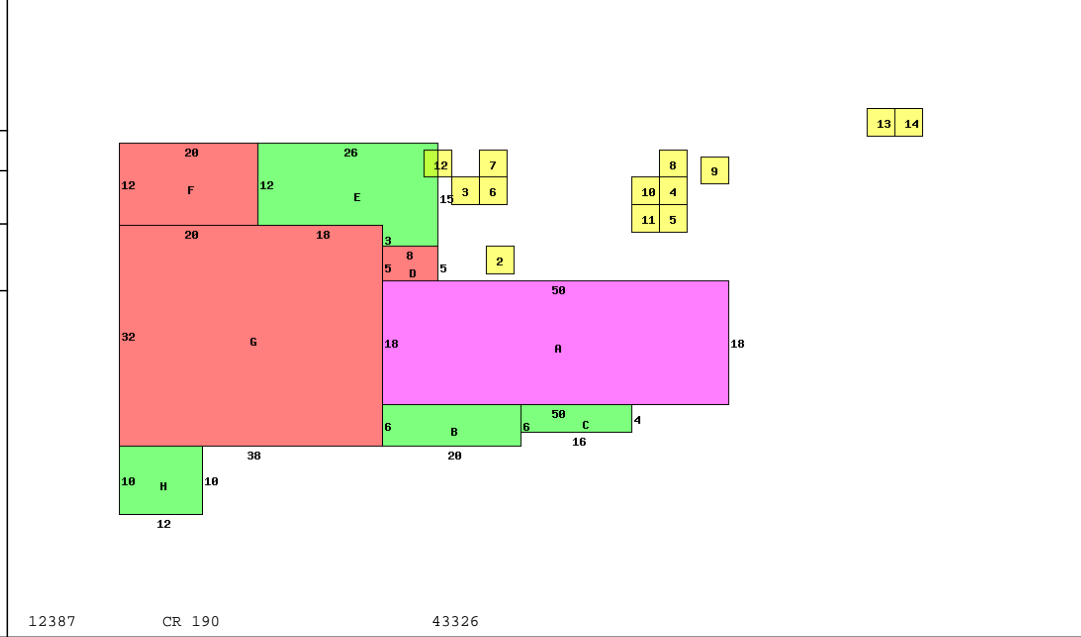
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	111	111	111	111	111	111
Acres	55.3820	55.3820	55.3820	55.3820	55.3820	313300
Land100%	286690	313310	313310	313310	313310	243820
Bldg100%	114430	135940	243830	243830	243830	557120t
Totl100%	401110t	449260t	557140t	557140t	557140t	149920
Cauv100%	81570	149910	149910	149910	149910	
Tax Value:						
Land 35%	28550	52470	52470	52470	52470	109660
Bldg 35%	40050	47580	85340	85340	85340	85340
Totl 35%	68600t	100050t	137810t	137810t	137810t	194990t
Hmstd35%	30010	33180	70940	69030	69030	
Owner Oc	31.14	28.98	61.88	60.02	60.02	hmstd 6440 l 62590 b
Hmstd RB						
Net Tax	2901.12	3523.00	5158.76	5132.70	5132.70	
Cauv Sav	3068.62	2030.36	2166.52	2154.96	2154.96	
Sp-Asmnt	42.08	42.08	106.92	106.92	106.92	

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

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

Project
902 MAIN DISTRICT CONSERVANCY XA/2025
500 HARDIN COUNTY LANDFILL XA/2025
333 TAYLOR CREEK #1096 - SCIOTO XA/2025

ben acres / % factor



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	Fnc	True
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			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				

Call Back: Sign: PSN Date: 2018-06-20 Lister: 05-050011.0000-v082020R
Call Back: Sign: PSN Date: 2015-08-06 Lister: