BUCK TWP
RIDGEMONT SD 00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-050011.0000 AGR
O02 2026

sale

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	
2026 MAST EZRA P & MARY O	2008-05-01 10104	55.382A
12387 CR 190	1SD	
	$108,500	
KENTON OH 43326		

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

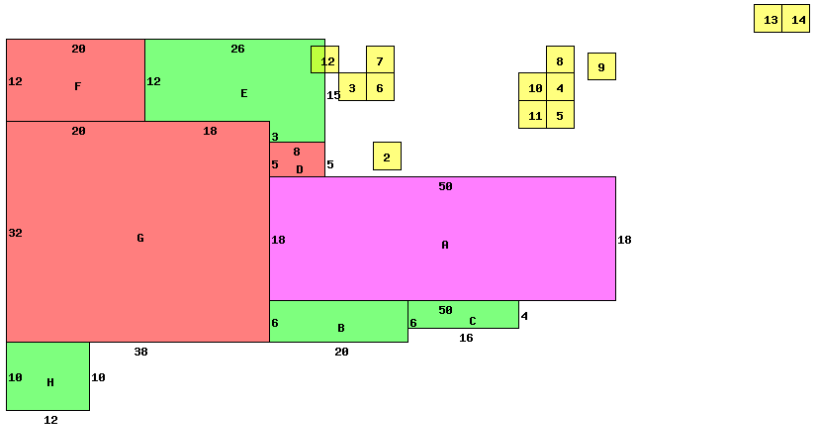
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	55.3820	55.3820	55.3820	55.3820	55.3820			
Land100%	313310	313310	313310	313310		313310	454340	454330
Bldg100%	135940	243830	243830	243830		243830	322510	322500
Totl100%	449260t	557140t	557140t	557140t		557140t	776860t	776830t
Cauv100%	149910	149910	149910	149910		313310	454340	152220
Tax Value:								
Land 35%	52470	52470	52470	52470		52470	53280	159020
Bldg 35%	47580	85340	85340	85340		85340	112880	112880
Totl 35%	100050t	137810t	137810t	137810t		137810t	166160t	271890t
Hmstd35%	33180	70940	69030	69030		69030	99470	
Owner Oc	28.98	61.88	60.02	60.02	60.02	hmstd 6440 l	62590 b	
Hmstd RB								
Net Tax	3523.00	5158.76	5132.70	5132.70	5132.70			
Cauv Sav	3068.62	2030.36	2166.52	2154.96				
Sp-Asmnt	42.08	106.92	106.92	106.92				

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

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
191	1	2008-05-01	MAST EZRA P & MARY O	1SD *	108500	107860	0

Year	Land	Bldg	Total	Net Tax
2022	28550	40050	68600	2901.12
2021	28550	40050	68600	2952.20

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



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%	1.8000

	Bldg Type	SHB+	Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1	F		3612		D	2008AV	204820	.14	.20	253650
2	Garage			20X20	400		D	OLD/AV	7680	.65	.20	3870
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	8740	90260	2550	26330
C 2	BOB	BLOUNT SILT LOAM, 2	25.6307	8370	214530	2230	57160
C 14	GWB	GLYNWOOD SILT LOAM	.4404	7830	3450	1630	720
C 15	GYB2	GLYNWOOD CLAY LOAM	1.5693	7280	11420	1110	1740
C 39	PM	PEWAMO SILTY CLAY L	11.4762	9410	107990	3450	39590
680	HSITE	HOMESITE - AMISH DW	1.0000	13340	13340	13340	13340
980	ROAD	ROAD	3.9383				
680	HSITE	HOMESITE - AMISH DW	1.0000	13340	13340	13340	13340
			55.382		454330	(100%)	152220
					159020	(35%)	53280

CAUV # 3558

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

05-050011.0000-v082020R