

BUCK TWP
RIDGEMONT SD

00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-050018.0000
C11

AGR
2025

sale

Eff Rate:- 46.89 — 39.00 — 41.37 — 41.16 — a/r

2022 BONTRAGER AMOS E & ES	2021-05-21			
2023 BONTRAGER AMOS E & ES	2021-05-21			
2024 BONTRAGER AMOS E & ES	2021-05-21			
2025 BONTRAGER AMOS E & ESTH	2021-05-21	10104	50.477A	
12805 TR 184	LSD			
KENTON OH 43326	\$345,000			

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	199	199	199	199	199
Acres	50.4770	50.4770	50.4770	50.4770	
Land100%	203030	221860	221860	221860	221850
Bldg100%	3110	3000	3000	52000	52000
Totl100%	206140t	224860t	224860t	273860t	273850t
Cauv100%	27890	69940	69940	69940	69930
Tax Value:					
Land 35%	9760	24480	24480	24480	77650
Bldg 35%	1090	1050	1050	18200	18200
Totl 35%	10850t	25530t	25530t	42680t	95850t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	463.76	906.36	967.14	1608.20	
Cauv Sav	2620.24	1887.66	2014.24	2003.46	
Sp-Asmnt	22.24	22.24	72.03	72.03	

11-25-2013 CO TRUSTEES OF THE RONALD & CAROL PLEASANT FAMILY DYNASTY TRUST

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
217	1	2021-05-21	BONTRAGER AMOS E & ESTHER	LSD	345000	203030	3110
526	1	2013-11-25	PLEASANT RONALD E &	LQC *	0	119970	800
486	1	2012-10-22	PLEASANT RONALD E & CAROL	LSD	320000	127090	38630
319	1	2012-07-27	GODBY ANN D	LWD *	0	127090	38630
267	1	2012-06-20	DUTTON JAMES L	LWD *	218735	127090	38630
541	1	2002-12-19	MANN'S RUSSELL	LQC	0	75310	26860
424	1	2000-10-13	MANN'S RUSSELL E & MARY A	LCT *	0	63570	24710
1041	1	1993-10-20	MANN'S RUSSELL ETAL	LAF *	0	0	53110
275	1	1993-04-14	MANN'S RUSSELL ETAL	LQC *	0	0	56910

Year	Land	Bldg	Total	Net Tax
2021	9760	1090	10850	471.96
2020	9760	1090	10850	472.70

project
902 MAIN DISTRICT CONSERVANCY XA/2025
333 TAYLOR CREEK #1096 - SCIOTO XA/2025

ben acres / % factor

1

4
2
3

12805 TR 184 43326

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	FtxFt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 Shed		36X36	1296			D	OLD/FR		12440	.70	.20	2990
2 Horse Barn		68X80	5440			D	2024AV		52220	.05	.20	39690
3 P	EFP	13X15	195			D	2024AV		6240	.05	.20	4740
4 P	CAN		940			D	2024AV		6020	.05	.20	4580

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 2	BOB BLOUNT SILT LOAM, 2	11.8320	5770	68270	2360	27920
C 14	GWB GLYNWOOD SILT LOAM	2.0218	5400	10920	1750	3540
C 16	GVC2 GLYNWOOD CLAY LOAM	10.3736	4750	49270	1050	10890
C 39	PM PEWAMO SILTY CLAY L	2.6479	6490	17180	3560	9430
W 2	BOB BLOUNT SILT LOAM, 2	7.8424	3130	24550	470	3690
W 14	GWB GLYNWOOD SILT LOAM	.5876	2830	1660	750	440
W 16	GVC2 GLYNWOOD CLAY LOAM	6.8205	1460	9960	230	1570
W 39	PM PEWAMO SILTY CLAY L	7.4570	5370	40040	1670	12450
980	ROAD ROAD	.8942				

50.477 221850 (100%) 69930 CAUV # 4403
77650 (35%) 24480