BUCK TWP
RIDGEMONT SD 00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-050021.0000 RES
004 2026

sale

2023 MAST EZRA P & MARY O	2022-06-10	
2024 VANSCOY MATTHEW	2023-09-14	
2025 VANSCOY MATTHEW	2023-09-14	
2026 VANSCOY MATTHEW	2023-09-14 10104	.617A
12215 CR 190	1WD	
	$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	511	511	511	511	0	511	511	511
Acres	.6170	.6170	.6170	.6170	.6170			
Land100%	11710	11710	11710	11710		11710	13460	13460
Bldg100%	34260	34260	34260	34260		34260	48140	48150
Totl100%	45970t	45970t	45970t	45970t		45970t	61600t	61610t
Cauv100%								
Tax Value:								
Land 35%	4100	4100	4100	4100		4100	4710	4710
Bldg 35%	11990	11990	11990	11990		11990	16850	16850
Totl 35%	16090t	16090t	16090t	16090t		16090t	21560t	21560t
Hmstd35%								
Owner Oc	13.24							
Hmstd RB								
Net Tax	557.98	609.54	606.28	606.28	606.28			
Sp-Asmnt	27.77	32.68	32.68	32.68				

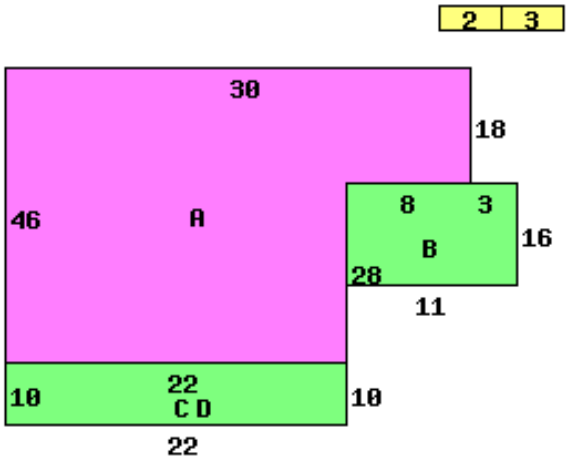
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1156		a	*MAIN
	PAT	P		176	530	b	PORCH
	CAN	P		220	1760	c	PORCH
	DK	P		220	3300	d	PORCH

#: 51 L/W
2013 duplicate combined parcels
050500510000 .117A

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
385	1	2023-09-14	VANSCOY MATTHEW	1WD	*	0	9830	29890
291	1	2022-06-10	MAST EZRA P & MARY O	1SD		50000	9830	29890
209	1	1995-03-23	RILEY KATHARINA	AF	*	0	4910	21200
515	1	1995-06-13	MORGAN ROBERT	WD		15000	4910	21200

Year	Land	Bldg	Total	Net Tax
2022	3440	10460	13900	215.64
2021	3440	10460	13900	219.42

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



12215 CR 190 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1156	102410
	Subtotal			102410
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Extra Features	5590
Floor/Pine	X	Total Value	108000
Floor/Carpet	X		
Number of Rooms	3	PUB ELECTRIC	
Bedrooms	1	PRIV WATER	
		PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
ELEC/GAS			
Plumbing		Neighborhood:	
Standard	1	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/C		1156		D+	1963FR	91800	.45	.50	45440
2	Lean-To	*SV 0	7X11	77			OLD/FR	200			200
3	Shed	MT 0	24X29	696		C	1976FR	8350	.70		2510

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	.6170				17250	17250	13460	13460

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

05-050021.0000-v082020R