

BUCK TWP
RIDGEMONT SD

00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-050038.0000
017

RES
2025

sale

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

2022	MADISON RUSSEL W	2006-03-13			
2023	MADISON RUSSEL W	2006-03-13			
2024	MAKI JACOB A & AMANDA	2023-05-18			
2025	MAKI JACOB A & AMANDA	2023-05-18	10104	4.278A	
	16251 US 68 S				lwd
					\$185,000
	KENTON OH 43326				

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	511	511	511	511	511	511
Acres	4.2780	4.2780	4.2780	4.2780	4.2780	
Land100%	20830	28710	28710	28710	28710	28700
Bldg100%	112830	134200	134200	167260	167260	167260
Totl100%	133660t	162910t	162910t	195970t	195970t	195960t
Cauvl00%						
Tax Value:						
Land 35%	7290	10050	10050	10050	10050	10050
Bldg 35%	39490	46970	46970	58540	58540	58540
Totl 35%	46780t	57020t	57020t	68590t	68590t	68590t
Hmstd35%	40290					
Owner Oc	41.80	40.88				
Hmstd RB						
Net Tax	1957.78	1983.46	2160.08	2584.50	2584.50	
Sp-Asmnt	24.95	24.95	38.98	38.98		

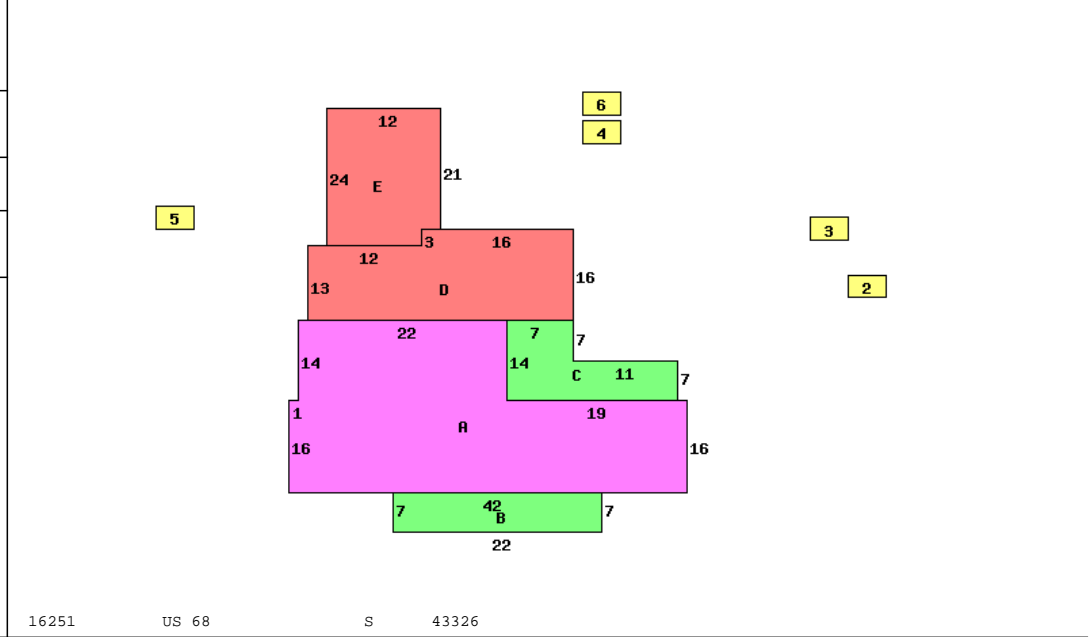
Orig Tax Year 1998
Parent: 05-050002.0000

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F/C	M		980		a	*MAIN
	OFF	P		154	4620	b	PORCH
1	EFF	P		175	7000	c	PORCH
1	F/C	A		412		d	ADDTN
1	F/C	A		282		e	ADDTN

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
183	1	2023-05-18	MAKI JACOB A & AMANDA	lwd	185000	20830	112830
146	1	2006-03-13	MADISON RUSSEL W	lwd	130000	18140	70140
294	1	1997-05-28	BUCHENROTH KELLY S & JOL	lwd	95000	0	0

Year	Land	Bldg	Total	Net Tax
2021	7290	39490	46780	1992.26
2020	7290	39490	46780	1995.48

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



Occupancy 1 Single Family		*DWELLING COMPUTATIONS		
Story Height 2		Sq-Ft	Value	
Floor Level	Main	FRAME	1674	125400
	Full Upper	FRAME	980	61790
	Subtotal			187190
Shingle	Roof	HIP		
	B 1 2 U A			
Plaster/Drywall	X X	Air Conditioning		4710
Floor/Pine	X X	Extra Features		11620
Number of Rooms	8 1	Total Value		203520
Bedrooms	5			
Central Heat	A	PUB ELECTRIC		
FORCED AIR		PRIV WATER		
Central A/C	A	PRIV SEWER		
Plumbing		PUB PAVED ST/RD		
Standard	1	Topo: ROLLING		
		Neighborhood:		
		Code:		400
		Dwl/Gar/NC%		1.2500

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 F/C			Cond	Value	Dpr	Dpr	Value
2 Garage		16X22	352	C	1920AV	203520	.55	114480
3 Shop-Stud		18X24	432	C	1920GD	8450	.60	4230
4 Pole Build		60X64	3840	C	OLD/GD	6480	.60	2590
5 POND	*.74A		0	C	1960AV	36860	.65	12900
6 Pole Barn		40X60	2400	C	OLD/	0		0
					2024AV	34800	.05	33060
		acres/	effective	depth	actual	effective	extended	true
homesite		frontage	frontage	depth	rate	rate	value	value
small acreage		1.0000			15000	15000	15000	15000
		3.2780			5000	4180	13700	13700