BUCK TWP
RIDGEMONT SD 00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-050038.0000 RES
O17 2026

sale

2023 MADISON RUSSEL W		2006-03-13
2024 MAKI JACOB A & AMANDA		2023-05-18
2025 MAKI JACOB A & AMANDA		2023-05-18
2026 MAKI JACOB A & AMANDA		2023-05-18 10104 4.278A
16251 US 68 S		1WD
		$185,000
KENTON OH 43326		

Orig Tax Year 1998
Parent: 05-050002.0000

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

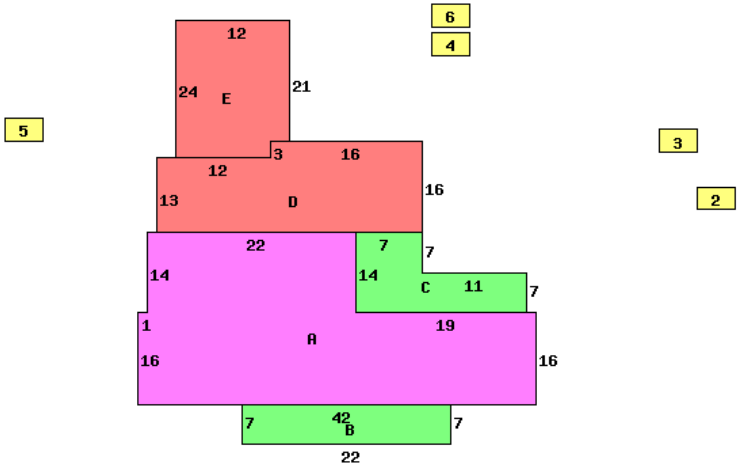
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	4.2780	4.2780	4.2780	4.2780	4.2780			
Land100%	28710	28710	28710	28710		28710	30940	30950
Bldg100%	134200	134200	167260	167260		167260	219490	219480
Totl100%	162910t	162910t	195970t	195970t		195970t	250430t	250430t
Cauv100%								
Tax Value:								
Land 35%	10050	10050	10050	10050		10050	10830	10830
Bldg 35%	46970	46970	58540	58540		58540	76820	76820
Totl 35%	57020t	57020t	68590t	68590t		68590t	87650t	87650t
Hmstd35%								
Owner Oc	40.88							
Hmstd RB								
Net Tax	1983.46	2160.08	2584.50	2584.50	2584.50			
Sp-Asmnt	24.95	38.98	38.98	38.98				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F/C	M		980		a	*MAIN
	OFP	P		154	4620	b	PORCH
	EFP	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	1WD	185000	20830	112830
146	1	2006-03-13	MADISON RUSSEL W	1WD	130000	18140	70140
294	1	1997-05-28	BUCHENROTH KELLY S & JOL	1WD	95000	0	0

Year	Land	Bldg	Total	Net Tax
2022	7290	39490	46780	1957.78
2021	7290	39490	46780	1992.26

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



16251 US 68 S 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
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	
Floor/Pine	X	X	
Number of Rooms	8	1	
Bedrooms	5		
Central Heat	A		
FORCED AIR			
Central A/C	A		
Plumbing			
Standard	1		

Air Conditioning	4710
Extra Features	11620
Total Value	203520
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	2 F/C		2654		C	1920AV	203520	.55		164850	
2	Garage		16X22	352		C	1920GD	8450	.60		6080	
3	Shop-Stud		18X24	432		C	OLD/GD	6480	.60		2590	
4	Pole Build		60X64	3840		C	1960AV	36860	.65		12900	1 SIDE OPN
5	POND	*.74A		0			OLD/	0			0	
6	Pole Barn		40X60	2400		C	2024AV	34800	.05		33060	CONCRET FL

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	3.2780				5000	4180	13700	13700

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

05-050038.0000-v082020R