

BUCK TWP
RIDGEMONT SD

00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-050040.0000
020

RES
2025

sale

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

2022 BLUE CHRISTOPHER L &	2020-02-13			
2023 BLUE CHRISTOPHER L &	2020-02-13			
2024 BLUE CHRISTOPHER L &	2020-02-13			
2025 BLUE CHRISTOPHER L & HE	2020-02-13	10104	5.621A	
12321 TR 180	1SD			
KENTON OH 43326	\$50,000			

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	5.6210	5.6210	5.6210	5.6210	
Land100%	23260	32800	32800	32800	32790
Bldg100%	27970	33690	33690	33690	33690
Totl100%	51230t	66490t	66490t	66490t	66480t
Cauvl00%					
Tax Value:					
Land 35%	8140	11480	11480	11480	11480
Bldg 35%	9790	11790	11790	11790	11790
Totl 35%	17930t	23270t	23270t	23270t	23270t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	766.40	826.14	881.54	876.82	
Sp-Asmnt	8.86	8.86	16.91	16.91	

Orig Tax Year 2000
Parent: 05-005032.0000

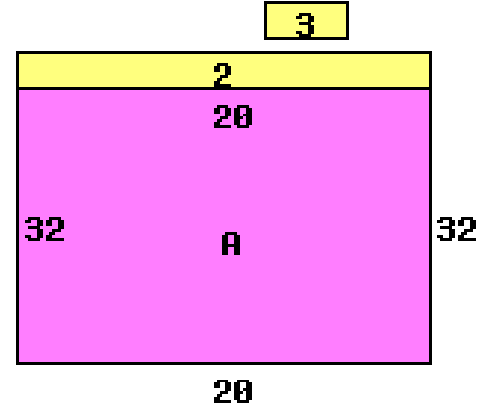
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	M	M		640			

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
63	1	2020-02-13	BLUE CHRISTOPHER L & HEAT	1SD	50000	22660	27970
118	1	2013-03-14	WBML PROPERTIES LLC	1QC	20000	12110	23460
149	1	2012-04-19	COMMISSIONERS OF HARDIN C	1WD *	0	12110	23460
494	1	2003-08-25	ROBY ROBEN	1WD	19500	12710	0
10	1	1999-01-11	SELOVER DAVID M & BEVERL	1WD	17000	0	0

Year	Land	Bldg	Total	Net Tax
2021	8140	9790	17930	779.90
2020	8140	9790	17930	781.14

project ben acres / % factor

279 SILVER CREEK - SCIOTO RIVER	XA/2025
902 MAIN DISTRICT CONSERVANCY	XA/2025
333 TAYLOR CREEK #1096 - SCIOTO	XA/2025



12320 TR 180 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	640	85480
	Subtotal		85480
Plaster/Drywall	D		85480
Floor/Carpet	X		
Number of Rooms	2		
Bedrooms	1		
Central Heat	A		
PROPANE			
Plumbing			
Standard	1		
		Neighborhood:	
		Code:	400
		Dwl/Gar/NC%	1.2500

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 POLE DWLG	1 M	FtxFt	640	36.40	C	2004AV	23300	.50	Dpr	11650
2 Pole Build			3040		C	2004AV	44080	.50	Dpr	22040
3 Shed	*PP	6X10	60			2004AV	0	.65		0
homesite		effective	depth	actual	effective	extended	true			
small acreage	1.0000	frontage	depth	rate	rate	value	value			
	4.6210		factor	15000	15000	15000	15000			
				5000	3850	17790	17790			

Call Back: Sign: PSN Date: 2015-08-06 Lister: 05-050040.0000-v082020R