BUCK TWP
RIDGEMONT SD 00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-050041.0000 RES
021 2025

sale

2022 GAMMON SCOT A SR	2016-02-25	
2023 GAMMON SCOT A SR	2016-02-25	
2024 GAMMON SCOT A SR	2016-02-25	
2025 GAMMON SCOT A SR	2016-02-25 10104	5.617A
12278 TR 180	1QC	
	$0	
KENTON OH 43326		

Orig Tax Year 2000
Parent: 05-050032.0000

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

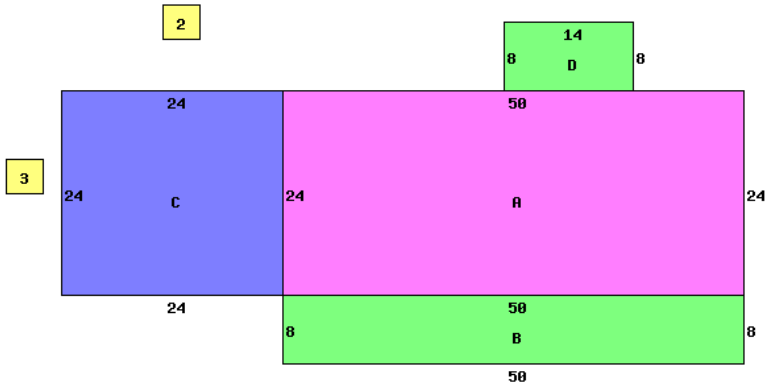
	2022	2023	2024	2025		CAMA
Tax Year						
Prop Cls	561	561	561	561		561
Acres	5.6170	5.6170	5.6170	5.6170		
Land100%	23260	32770	32770	32770		32780
Bldg100%	63030	121970	121970	121970		121970
Totl100%	86290t	154740t	154740t	154740t		154750t
Cauv100%						
Tax Value:						
Land 35%	8140	11470	11470	11470		11470
Bldg 35%	22060	42690	42690	42690		42690
Totl 35%	30200t	54160t	54160t	54160t		54160t
Hmstd35%	25460	34270	34270	34270		
Owner Oc	26.42	29.94	29.90	29.80	hmstd 5250 l 29020 b	
Hmstd RB						
Net Tax	1264.46	1892.84	2021.84	2010.96		
Sp-Asmnt	27.38	27.38	40.95	40.95		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1200		a	*MAIN
	OFP	P		400	12000	b	PORCH
	F	G		576	13820	c	GRAGE
	OFP	P		112	3360	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
61	1	2016-02-25	GAMMON SCOT A SR	1QC *	0	21170	16860
138	1	2015-03-27	GAMMON HAROLD W & KATY	1QC *	0	21170	16860
24	1	1999-01-19	GAMMON SCOTT A SR & BILL	1WD	17000	0	0

Year	Land	Bldg	Total	Net Tax
2021	8140	22060	30200	1286.74
2020	8140	29780	37920	1617.00

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



12278 TR 180 43326

Occupancy 4 M/H on Real Estate

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1200	106310
	Subtotal			106310
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Garages and Carports	13820
Floor/Carpet	X	Extra Features	15360
Floor/Tile-Lino	X	Total Value	135490
Number of Rooms	4		
Bedrooms	3	PUB ELECTRIC	
		PRIV WATER	
Central Heat	A	PRIV SEWER	
ELECTRIC		PUB PAVED ST/RD	
Plumbing		Topo: ROLLING	
Standard	1		
		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	MH/REAL	1 F/C		1200		MHE	2014FR	74520	.11		82900
2	Shed	M	20X30	600		D	2005FR	5760	.55		2590
3	Pole Build		40X80	3200		C	2022AV	38400	.05		36480

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				15000	15000	15000	15000
small acreage	4.6170				5000	3850	17780	17780

Call Back: Sign: PSN Date: 2018-06-20 Lister: 05-050041.0000-v082020R