BUCK TWP
RIDGEMONT SD 00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-050043.0000 RES
O19 2026

sale

2023 FERRIMAN ERIK S		2019-03-19
2024 FERRIMAN ERIK S		2019-03-19
2025 FERRIMAN ERIK S		2019-03-19
2026 FERRIMAN ERIK S		2019-03-19 10104 5.006A
12350 TR 180		1FD
		$100,000
KENTON OH 43326		

Orig Tax Year 2000
Parent: 05-050032.0000

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

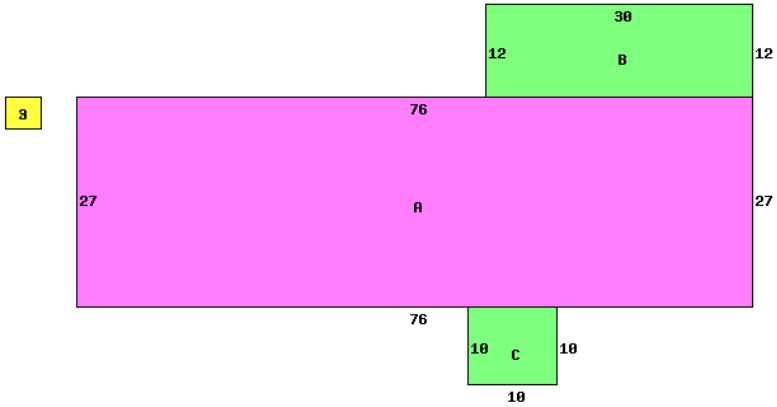
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	5.0060	5.0060	5.0060	5.0060	5.0060			
Land100%	31030	31030	31030	31030		31030	33260	33270
Bldg100%	125800	125800	125800	125800		125800	180140	180140
Totl100%	156830t	156830t	156830t	156830t		156830t	213400t	213410t
Cauv100%								
Tax Value:								
Land 35%	10860	10860	10860	10860		10860	11640	11640
Bldg 35%	44030	44030	44030	44030		44030	63050	63050
Totl 35%	54890t	54890t	54890t	54890t		54890t	74690t	74690t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1948.72	2079.40	2068.28	2068.28	2068.28			
Sp-Asmnt	10.03	22.98	22.98	22.98				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		2052		a	*MAIN
	DK	P		360	5400	b	PORCH
	DK	P		100	1500	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
90	1	2019-03-19	FERRIMAN ERIK S	1FD	100000	21600	98490
518	1	2004-08-20	HORD JAMES R	1WD	20000	11800	0
414	1	2004-07-14	WINGFIELD THOMAS A ETAL	1SH	8000	11800	0
653	1	2000-11-03	BOWDLE HERBERT S	1WD	20000	11800	0
129	1	1999-03-23	VAN BUSKIRK ERIC & TONYA	1WD	17000	0	0

Year	Land	Bldg	Total	Net Tax
2022	7770	41560	49330	2108.58
2021	7770	41560	49330	2145.70

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



12350 TR 180 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	2052	139760
	Subtotal			139760
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Plumbing	2100
Floor/Carpet	X	Extra Features	6900
Floor/Tile-Lino	X	Total Value	148760
Number of Rooms	7		
Bedrooms	3	PUB ELECTRIC	
		PRIV WATER	
Central Heat	A	PRIV SEWER	
FORCED AIR		PUB PAVED ST/RD	
Plumbing		Topo: ROLLING	
Standard	1		
Extra 3 Fixture	1	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	1 F/C		2052		D	2005AV	119010	.17		177800
2	Pole Build		16X16	256		C	2003AV	3070	.50		1540
3	P	RFX	16X10	160		C	2003AV	1600	.50		800

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	4.0060				5000	4000	16020	16020

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

05-050043.0000-v082020R