

BUCK TWP  
RIDGEMONT SD

00050

Hardin County, Ohio  
Michael T. Bacon, Auditor

05-050045.0000  
022

RES  
2025

sale

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

2022 BASH CHRISTOPHER P &	2019-04-26			
2023 BASH CHRISTOPHER P &	2019-04-26			
2024 BASH CHRISTOPHER P &	2019-04-26			
2025 BASH CHRISTOPHER P & BR	2019-04-26	10104	5.614A	
12222 TR 180	1FD			
KENTON OH 43326	\$205,000			

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	5.6140	5.6140	5.6140	5.6140	
Land100%	23260	32770	32770	32770	32760
Bldg100%	198430	236000	236000	236000	236000
Totl100%	221690t	268770t	268770t	268770t	268760t
Cauvl00%					
Tax Value:					
Land 35%	8140	11470	11470	11470	11470
Bldg 35%	69450	82600	82600	82600	82600
Totl 35%	77590t	94070t	94070t	94070t	94070t
Hmstd35%	63510	76760	76760	76760	
Owner Oc	65.90	67.04	66.96	66.74	hmstd 5250 l 71510 b
Hmstd RB					
Net Tax	3250.62	3272.64	3496.68	3477.86	
Sp-Asmnt	29.22	29.22	48.82	48.82	

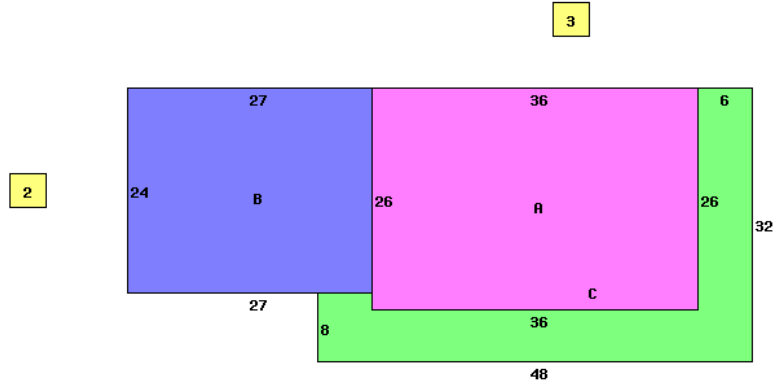
SHB+ 1 BQ	CONS F	TYPE M	FACT G	SQ-FT 936	VALUE 15550	a *MAIN
	F	G	P	456	13680	b GRAGE
	OFFP					c PORCH

adjusted the grade at 2014 tri

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
161	1	2019-04-26	BASH CHRISTOPHER P & BRIT	1FD	205000	22630	168200
465	1	2006-07-24	LEASE JAMES D	LWD	24700	12110	0
135	1	2006-03-23	WINGFIELD THOMAS A ETAL	1QC *		12110	0
131	1	1999-03-23	HOLLAND JOSEPH L & BRAND	LWD	17500	0	0

Year	Land	Bldg	Total	Net Tax
2021	8140	69450	77590	3307.88
2020	8140	69450	77590	3313.22

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



12222 TR 180 43326

Occupancy 1 Single Family				*DWELLING COMPUTATIONS	
Story Height	1Q	Sq-Ft	Value		
Floor Level	Main	FRAME	936	102510	
	Qtr Story	FRAME	936	14860	
	Basement		936	17480	
	Subtotal			134850	
Shingle	Roof	GABLE			
Plaster/Drywall	D	D	Air Conditioning	3220	
Unfinished Wall	X		Plumbing	3500	
Floor/Carpet	X	X	Garages and Carpets	15550	
Floor/Tile-Lino	X		Extra Features	13680	
Number of Rooms	1	5	Total Value	170800	
Bedrooms	1	2			
Central Heat	A		PUB ELECTRIC		
Heat Pump	A		PRIV WATER		
Central A/C	A		PRIV SEWER		
Plumbing			PUB PAVED ST/RD		
Standard	1		Topo: ROLLING		
Extra 3 Fixture	1		Neighborhood:		
Extra 2 Fixture	1		Code:	400	
			Dwl/Gar/NC%	1.2500	

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 BQF		936		C+	2008GD	187880	.13		204320
2 Pole Build		48X80	3840		C	2007AV	57600	.45		31680 CONCRET FL ELECTRIC
3 POND	*3/4A		0			OLD/	0			0
homesite		acres/ frontage	effective depth	depth	actual	effective	extended	true		
small acreage		1.0000	4.6140	factor	rate	rate	value	value		
					15000	15000	15000	15000		
					5000	3850	17760	17760		

Call Back:

Sign: PSN Date: 2015-10-22 Lister:

05-050045.0000-v082020R