BUCK TWP
RIDGEMONT SD 00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-060026.0000 RES
C56 2026

sale

2023 HENDERSON CHRISTINA	2017-12-13	
2024 HENDERSON CHRISTINA	2017-12-13	
2025 HENDERSON CHRISTINA	2017-12-13	
2026 HENDERSON CHRISTINA	2017-12-13 10029	1.00A
13509 CR 190	1WD	
	$55,000	
KENTON OH 43326		

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

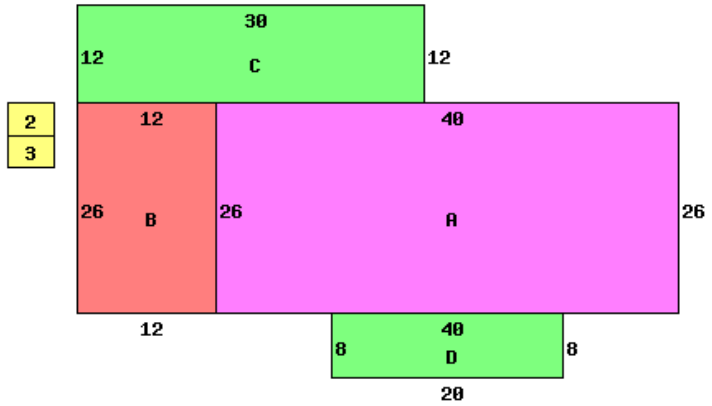
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	1.0000	1.0000	1.0000	1.0000	1.0000			
Land100%	15000	15000	15000	15000		15000	17260	17250
Bldg100%	90660	90660	90660	90660		90660	121260	121260
Totl100%	105660t	105660t	105660t	105660t		105660t	138510t	138510t
Cauv100%								
Tax Value:								
Land 35%	5250	5250	5250	5250		5250	6040	6040
Bldg 35%	31730	31730	31730	31730		31730	42440	42440
Totl 35%	36980t	36980t	36980t	36980t		36980t	48480t	48480t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1312.86	1400.92	1393.42	1393.42	1393.42			
Sp-Asmnt	24.03	33.17	33.17	33.17				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1040		a	*MAIN
1	F/C	A		312		b	ADDTN
	PAT	P		360	1080	c	PORCH
	PAT	P		160	480	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
514	1	2017-12-13	HENDERSON CHRISTINA	1WD		55000	12000	60910
511	1	2009-11-09	MILLER DAVID L & IDA E	1SD	*	40000	10490	53740
542	1	1995-06-22	KESSEL LIVING TRUST	SD		35100	7000	32110

Year	Land	Bldg	Total	Net Tax
2022	4410	25280	29690	1269.08
2021	4410	25280	29690	1291.42

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



13509 CR 190 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1352	107540
	Subtotal			107540
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Extra Features	1560
Floor/Pine	X	Total Value	109100
Floor/Carpet	X		
Number of Rooms	6	PUB ELECTRIC	
Bedrooms	3	PRIV WATER	
		PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
ELECTRIC			
Plumbing		Neighborhood:	
Standard	1	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		1352		D+	1973FR	92740	.40		100160
2	Pole Build		30X60	1800		C	2015AV	21600	.25		16200
3	Pole Build		30X16	480		C	2020AV	5760	.15		4900

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250

Call Back: Sign: PSN Date: 2016-02-10 Lister:

05-060026.0000-v082020R