BUCK TWP
RIDGEMONT SD 00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-060044.0000 RES
C47 2025

sale

2022	HECKATHORN MICHELLE L	2020-03-19
2023	WALKER DAVID & TRACY	2022-04-14
2024	WALKER DAVID & TRACY	2022-04-14
2025	WALKER DAVID & TRACY	2022-04-14 10029 5.484A
	16764 CR 155	1WD
		$355,000
	KENTON OH 43326	

Orig Tax Year 2001
Parent: 05-060015.0000

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

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	5.4840	5.4840	5.4840	5.4840	
Land100%	23030	32400	32400	32400	32400
Bldg100%	319910	318370	318370	318370	318380
Totl100%	342940t	350770t	350770t	350770t	350780t
Cauv100%					
Tax Value:					
Land 35%	8060	11340	11340	11340	11340
Bldg 35%	111970	111430	111430	111430	111430
Totl 35%	120030t	122770t	122770t	122770t	122770t
Hmstd35%	112470	111440	111440	111440	
Owner Oc	116.70	97.34	97.22	96.90	hmstd 5250 l 106190 b
Hmstd RB					
Net Tax	5013.90	4261.26	4553.68	4529.12	
Sp-Asmnt	34.07	34.07	52.13	52.13	

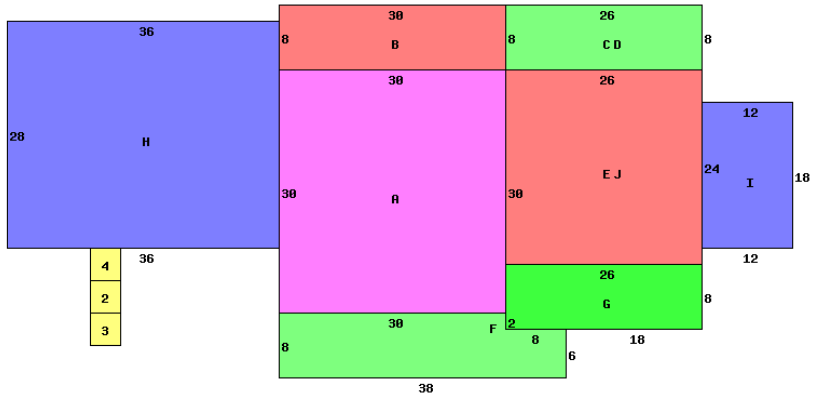
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		900		a	*MAIN
2	F	A		240		b	ADDTN
	OFP	P		208	6240	c	PORCH
	OFP2	P		208	6240	d	PORCH
F	F	A		624		e	ADDTN
	OFP2	P		496	14880	f	PORCH
	OFP	P		208	6240	g	PORCH
	F	G		1008	24190	h	GRAGE
	F	G		216	5180	i	GRAGE
	F	G		624	14980	j	GRAGE

#: 047 L/W WALKOUT BASEMENT
050600470000 1.324a

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
168	1	2022-04-14	WALKER DAVID & TRACY	1WD	*	355000	23030	319910
125	1	2020-03-19	HECKATHORN MICHELLE L	1QC	*	0	22430	264310
249	1	2007-05-23	HECKATHORN BRAD A & MICH	1SD		168000	20340	158510
171	1	2005-03-23	MODD CARY & MELISSA	1WD		125000	19170	149340
625	1	2000-10-25	MILLER DAVID L & IDA E	1SD		19000	0	0

Year	Land	Bldg	Total	Net Tax
2021	8060	111970	120030	5102.20
2020	8060	111970	120030	5110.46

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



16764 CR 155 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1140	105210
	Full Upper	FRAME	1764	77230
	Basement		900	16810
	Subtotal			199250
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall		X X	Heating	-3490
Unfinished Wall	X		Plumbing	2100
Floor/Pine		X X	Garages and Carports	44350
Number of Rooms	3	3 5	Extra Features	33600
Bedrooms		1 4	Total Value	275810
Plumbing			PUB ELECTRIC	
Standard	1		PRIV WATER	
Extra 3 Fixture	1		PRIV SEWER	
			PUB PAVED ST/RD	
			Topo: ROLLING	
			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	DWELLING	2 B F		2904		C+	2003AV	303390	.20		303390	
2	Pole Build		36X56	2016		C	2001AV	24190	.55		10890	
3	Pole Build		22X30	660		C	2001AV	6340	.55		2850	1 SIDE OPN
4	Lean-To		14X16	224		C	2013AV	1790	.30		1250	

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				15000	15000	15000	15000
small acreage	4.4840				5000	3880	17400	17400

Call Back: Sign: PSN Date: 2015-07-23 Lister: 05-060044.0000-v082020R