BUCK TWP
RIDGEMONT SD 00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-070003.0000 RES
G01 2025

sale

2022 JAMES MARY ANN ETAL	2015-05-26	
2023 JAMES MARY ANN ETAL	2015-05-26	
2024 JAMES MARY ANN ETAL	2015-05-26	
2025 JAMES MARY ANN ETAL	2015-05-26 10048	3.085A
15034 TR 180	1CT	
	$0	
KENTON OH 43326		

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

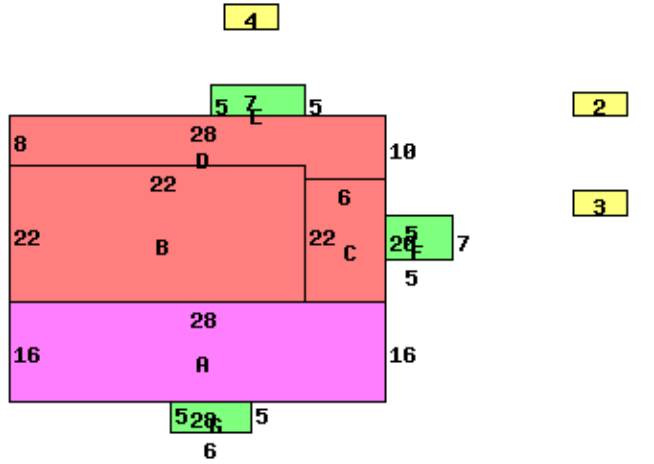
	2022	2023	2024	2025	
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	3.0850	3.0850	3.0850	3.0850	
Land100%	18860	25430	25430	25430	25430
Bldg100%	93630	134140	134140	134140	134140
Totl100%	112490t	159570t	159570t	159570t	159570t
Cauv100%	161230	161230	161230	161230	
Tax Value:					
Land 35%	6600	8900	8900	8900	8900
Bldg 35%	32770	46950	46950	46950	46950
Totl 35%	39370t	55850t	55850t	55850t	55850t
Hmstd35%	30290	40610	40610	40610	
Owner Oc	31.42	35.46	35.42	35.32	hmstd 5250 l 35360 b
Hmstd RB	364.90	317.58	362.68	373.64	
Net Tax	1286.52	1629.76	1717.68	1695.50	
Sp-Asmnt	25.98	25.98	39.10	39.10	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		448		a	*MAIN
1	F/C	A		484		b	ADDTN
1	F/C	A		120		c	ADDTN
1	F/C	A		236		d	ADDTN
	OFP	P		35	1050	e	PORCH
	OFP	P		35	1050	f	PORCH
	OFP	P		30	900	g	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
221	1	2015-05-26	JAMES MARY ANN ETAL	1CT	*	0	16770	51310
303	1	2005-08-17	JAMES LAUREN E & MARY AN	1QC	*	0	89170	56800
221	1	2005-06-14	JAMES HELEN M & MARY ANN	1QC	*	0	89170	56800
541	1	1992-06-11		1WD	*	0	0	77630
185	1	1992-03-03		1UN	*	0	0	84310

Year	Land	Bldg	Total	Net Tax
2021	6600	32770	39370	1309.12
2020	6600	32770	39370	1311.26

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			
346 GANDER RUN-SCIOTO RIVER	XA/2025			



15034 TR 180 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1288	106480
	Part Upper	FRAME	448	24730
	Basement		224	4590
	Subtotal			135800
Metal	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		D	P		
Unfinished Wall	X				
Fiberboard Wall			X		
Floor/Carpet		X	X		
Floor/Concrete	X				
Floor/Tile-Lino		L	L		
Number of Rooms		6	2		
Bedrooms		1	1		
Central Heat		A			
FORCED AIR					
Central A/C		A			
Plumbing					
Standard	1				

Air Conditioning	3160
Extra Features	3000
Total Value	141960
PUB ELECTRIC	
PRIV WATER	
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	1HB F		1736		C	OLD/GD	141960	.40	.20	85180
2	Garage	F	40X33	1320		C	OLD/GD	31680	.60		15840
3	Garage	F	36X40	1440		C	1950GD	34560	.60		17280
4	Shed	*PP 0	8X8	64			1970	0			0
5	Garage	F	40X33	1320		C	OLD/GD	31680	.60		15840

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				15000	15000	15000	15000
small acreage	2.0850				5000	5000	10430	10430

Call Back: Sign: PSN Date: 2015-07-30 Lister: