BUCK TWP
RIDGEMONT SD 00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-070003.0000 RES
G01 2026

sale

2023 JAMES MARY ANN ETAL	2015-05-26	
2024 JAMES MARY ANN ETAL	2015-05-26	
2025 JAMES MARY ANN ETAL	2015-05-26	
2026 JAMES MARY ANN ETAL	2015-05-26 10048	3.085A
15034 TR 180	1CT	
	$0	
KENTON OH 43326		

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

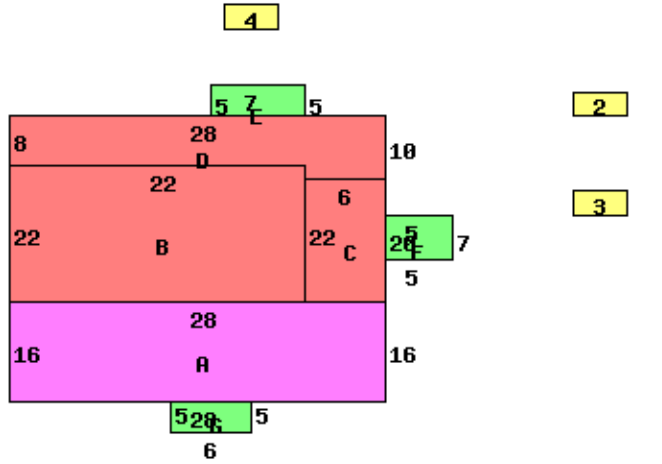
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	3.0850	3.0850	3.0850	3.0850	3.0850			
Land100%	25430	25430	25430	25430		161230	161230	27680
Bldg100%	134140	134140	134140	134140		134140	193140	193150
Totl100%	159570t	159570t	159570t	159570t		295370t	354370t	220830t
Cauv100%	161230	161230	161230	161230		161230	161230	
Tax Value:								
Land 35%	8900	8900	8900	8900		8900	9690	9690
Bldg 35%	46950	46950	46950	46950		46950	67600	67600
Totl 35%	55850t	55850t	55850t	55850t		55850t	77290t	77290t
Hmstd35%	40610	40610	40610	40610		40610	56950	
Owner Oc	35.46	35.42	35.32	35.32	35.32	hmstd 5250 l	35360 b	
Hmstd RB	317.58	362.68	373.64	373.64	373.64			
Net Tax	1629.76	1717.68	1695.50	1695.50	1695.50			
Sp-Asmnt	25.98	39.10	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
2022	6600	32770	39370	1286.52
2021	6600	32770	39370	1309.12

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%	1.8000

	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	122650
2	Garage	F	40X33	1320		C	OLD/GD	31680	.60		22810
3	Garage	F	36X40	1440		C	1950GD	34560	.60		24880
4	Shed	*PP 0	8X8	64			1970	0			0
5	Garage	F	40X33	1320		C	OLD/GD	31680	.60		22810

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	2.0850				5000	5000	10430	10430

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