BUCK TWP
RIDGEMONT SD 00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-070005.0000 AGR
G25 2026

sale

2023 YODER ABRAHAM & KATIE	2015-08-19	
2024 YODER ABRAHAM & KATIE	2015-08-19	
2025 YODER ABRAHAM & KATIE	2015-08-19	
2026 YODER ABRAHAM & KATIE	2015-08-19 10048	64.36A
15476 SR 292	2SD	
	$0	
KENTON OH 43326		

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

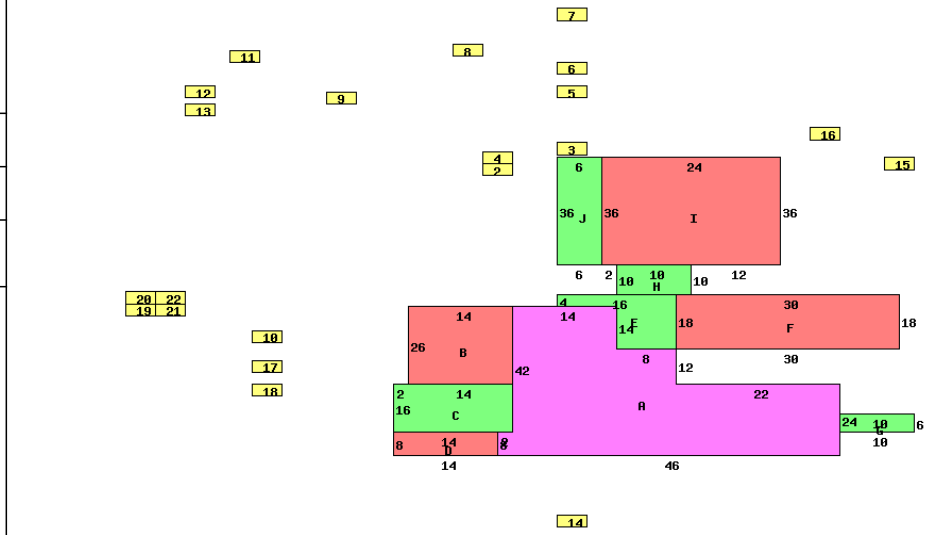
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	64.3600	64.3600	64.3600	64.3600	64.3600			
Land100%	349800	349800	349800	349800		349800	507230	507240
Bldg100%	192310	192310	192310	192310		192310	245540	245530
Totl100%	542110t	542110t	542110t	542110t		542110t	752770t	752770t
Cauv100%	151510	151510	151510	151510		349800	507230	133560
Tax Value:								
Land 35%	53030	53030	53030	53030		53030	46750	177530
Bldg 35%	67310	67310	67310	67310		67310	85940	85940
Totl 35%	120340t	120340t	120340t	120340t		120340t	132690t	263470t
Hmstd35%	45560	45560	45560	45560		45560	65640	
Owner Oc	39.80	39.74	39.62	39.62	39.62	hmstd 3220 l	42340 b	
Hmstd RB								
Net Tax	4232.52	4519.10	4494.84	4494.84	4494.84			
Cauv Sav	3630.70	2463.84	2629.06	2615.02				
Sp-Asmnt	126.68	160.06	160.06	160.06				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		1532		a	*MAIN
1	F	A		364		b	ADDTN
	OFP	P		256	7680	c	PORCH
1	F	A		112		d	ADDTN
	EFP	P		176	7040	e	PORCH
1	F	A		540		f	ADDTN
	EFP	P		60	2400	g	PORCH
	EBW	P		100	4000	h	PORCH
1H	F	A		864		i	ADDTN
	OFP	P		216	6480	j	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
316	2	2015-08-19	YODER ABRAHAM & KATIE	2SD *	0	231340	78310
84	0	1987-02-10		*	80000	0	140110

Year	Land	Bldg	Total	Net Tax
2022	27060	53830	80890	3418.12
2021	27060	53830	80890	3478.30

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



15476 SR 292 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	3412	202300
	Full Upper	FRAME	1532	72490
	Part Upper	FRAME	864	36330
	Basement		408	7840
	Subtotal			318960
Metal	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		D	D		
Unfinished Wall	X				
Floor/Hardwood		X	X		
Floor/Pine		X	X		
Floor/Concrete	X				
Number of Rooms		1	5	5	
Bedrooms			2	5	

Heating	-6740
Plumbing	-3800
Extra Features	27600
Total Value	336020
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	2	F/C			5808		D	OLD/AV	268820	.55	.20	174200
2	Shed				20X30	600		D	OLD/FR	5760	.70	.20	1380
3	Shed	*SV		0	30X28	840			OLD/FR	1000			1000
4	Shed	*SV		0	20X32	640			OLD/FR	1000			1000
5	Shed				36X48	1728		D	OLD/FR	16590	.70	.20	3980
6	Shed				36X36	1296		D	OLD/FR	12440	.70	.20	2990
7	Hog House	*SV		0	16X34	544			OLD/PR	500			500
8	Pole Build				50X68	3400		D	OLD/AV	32640	.65	.20	9140
9	Milk House	*SV		0	7X8	56			OLD/FR	200			200
10	Shed	*PP			10X10	100			OLD/	0	.60		0
11	Lean-To	*SV		0	17X28	476			OLD/AV	500			500
12	Silo	*SV			14X40	560			OLD/	300			300
13	Flat Barn				36X86	3096		D	OLD/AV	29720	.80	.50	2970
14	Lean-To				12X36	432		D	2011AV	2770	.35	.20	1440
15	Pole Build				40X50	2000		D	2010AV	19200	.40	.20	9220
16	Shed	*PP			10X14	140			OLD/	0			0
17	Shed				12X14	168		D	OLD/FR	1610	.70	.20	390
18	Shed				10X16	160		D	OLD/FR	1540	.70	.20	370
19	Pole Build				40X80	3200		D	2020AV	30720	.15	.20	20890
20	Pole Build				40X40	1600		D	2020AV	15360	.15	.20	10450
21	Lean-To				10X16	160		D	2020AV	1020	.15	.20	690
22	P		OFP		10X24	240		D	2020AV	5760	.15	.20	3920

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-	.9294	8740	8120	2550	2370
C	2	BOB	BLOUNT SILT LOAM, 2	14.5520	8370	121800	2230	32450
C	15	GYB2	GLYNWOOD CLAY LOAM	13.9234	7280	101360	1110	15460
C	16	GYC2	GLYNWOOD CLAY LOAM	1.0107	6890	6960	870	880
C	39	PM	PEWAMO SILTY CLAY L	18.7319	9410	176270	3450	64630
C	44	SA	SARANAC SLTY CLAY L	.8581	9270	7950	2660	2280
W	39	PM	PEWAMO SILTY CLAY L	1.1976	7790	9330	230	280
C	51	WSTL	WASTE LAND	2.0000	170	340	50	100
	680	HSITE	HOMESITE - AMISH DW	1.0000	13340	13340	13340	13340
	980	ROAD	ROAD	2.4801				