BUCK TWP
RIDGEMONT SD 00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-140005.0000 AGR
H17 2026

sale

2023 RAINSBURG GENE W & BR	1995-03-31	
2024 RAINSBURG GENE W & BR	1995-03-31	
2025 RAINSBURG GENE W & BR	1995-03-31	
2026 RAINSBURG GENE W & BREN	1995-03-31 10171	24.44A
15928 TR 180	FD	
	$35,000	
KENTON OH 43326		

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

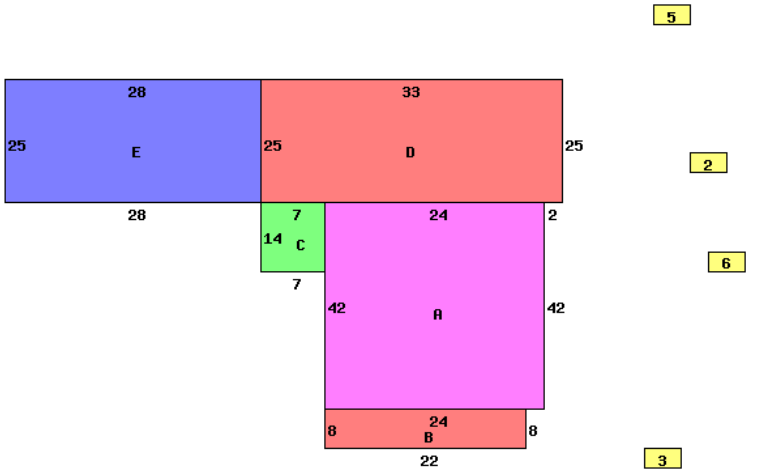
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	24.4400	24.4400	24.4400	24.4400	24.4400			
Land100%	139800	139800	139800	139800		139800	202690	202690
Bldg100%	135430	135430	135430	135430		135430	184260	184270
Totl100%	275230t	275230t	275230t	275230t		275230t	386940t	386960t
Cauv100%	68740	68740	68740	68740		139800	202690	69410
Tax Value:								
Land 35%	24060	24060	24060	24060		24060	24290	70940
Bldg 35%	47400	47400	47400	47400		47400	64490	64490
Totl 35%	71460t	71460t	71460t	71460t		71460t	88780t	135440t
Hmstd35%	44110	44110	44110	44110		44110	63570	
Owner Oc	38.52	38.48	38.36	38.36	38.36	hmstd 5250 l	38860 b	
Hmstd RB								
Net Tax	2498.44	2668.64	2654.28	2654.28	2654.28			
Cauv Sav	1318.24	882.96	942.14	937.12				
Sp-Asmnt	103.01	118.40	118.40	118.40				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1008		a	*MAIN
1	F/C	A		176		b	ADDTN
	EFP	P		98	3920	c	PORCH
1	F/C	A		825		d	ADDTN
	F	G		700	16800	e	GRAGE

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
235	1	1995-03-31	RAINSBURG GENE W & BREND	FD	35000	30200	20310
531	0	1988-07-15		*	0	0	40430

Year	Land	Bldg	Total	Net Tax
2022	13540	34080	47620	1995.86
2021	13540	36470	50010	2134.96

project			ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025			
152	ELSASSER - SCIOTO RIVER DIST	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			
245	JOHNSTON DITCH SCIOTO RIVER	XA/2025			



15928 TR 180 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	2009	137420
	Subtotal			137420
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Air Conditioning	3560
Floor/Hardwood	X	Plumbing	2800
Number of Rooms	7	Garages and Carports	16800
Bedrooms	3	Extra Features	3920
		Total Value	164500
Central Heat	A		
FORCED AIR		PUB ELECTRIC	
Central A/C	A	PRIV WATER	
Plumbing		PRIV SEWER	
Standard	1	PUB PAVED ST/RD	
Extra 3 Fixture	1	Topo: ROLLING	
Extra Fixture	1		
		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	1 F/C		2009		C-	1920GD	148050	.40		159890
2	Flat Barn		32X42	1344		D	1900GD	12900	.80	.50	1290
3	Shed	*PP	10X14	140			OLD/AV	0			0
5	POND	*.80A		0			OLD/	0			0
6	Pole Build		45X45	2025		C	2022AV	24300	.05		23090

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-	5.6241	8740	49150	2550	14340
C	2	BOB	BLOUNT SILT LOAM, 2	5.6391	8370	47200	2230	12580
C	39	PM	PEWAMO SILTY CLAY L	5.6484	9410	53150	3450	19490
W	1	BOA	BLOUNT SILT LOAM 0-	2.3429	5230	12250	230	540
W	2	BOB	BLOUNT SILT LOAM, 2	1.1148	4540	5060	230	260
W	39	PM	PEWAMO SILTY CLAY L	1.7954	7790	13990	230	410
C	51	WSTL	WASTE LAND	.8371	170	140	50	40
	670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
	980	ROAD	ROAD	.4382				
				24.44		202690	(100%)	69410
						70940	(35%)	24290

CAUV # 2769

Call Back: Sign: PSN Date: 2015-08-05 Lister: 05-140005.0000-v082020R