

BUCK TWP
RIDGEMONT SD

00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-140017.0000
H24

AGR
2023

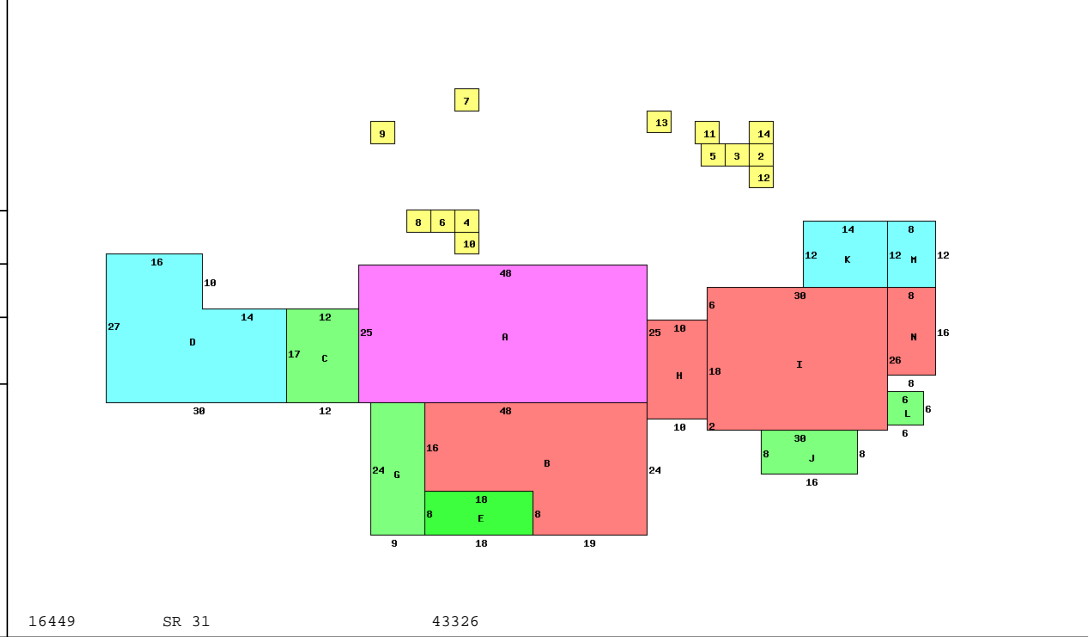
sale

Eff Rate:- 47.79 — 47.72 — 46.89 — 39.00 — a/r

2020 YODER FANNIE	2004-09-23			
2021 YODER FANNIE	2004-09-23			
2022 YODER FANNIE	2004-09-23			
2023 YODER FANNIE	2004-09-23	10061 10171	44.358A	
16449 SR 31	2AF			
KENTON OH 43326	\$0	12.0-06-14-017		

Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	111	111	111	111	111
Acres	44.3580	44.3580	44.3580	44.3580	
Land100%	201860	201860	201860	220660	220670
Bldg100%	207710	209540	209540	238460	238460
Totl100%	409570t	411400t	411400t	459110t	459130t
Cauv100%	41510	41510	41510	88860	88850
Tax Value:					
Land 35%	14530	14530	14530	31100	77230
Bldg 35%	72700	73340	73340	83460	83460
Totl 35%	87230t	87870t	87870t	114560t	160700t
Hmstd35%	68570	69210	69210	78140	
Owner Oc	72.44	73.08	71.82	68.24	hmstd 3220 l 74920 b
Hmstd RB				317.58	
Net Tax	3727.86	3749.00	3684.12	3681.30	
Cauv Sav	2444.94	2441.04	2398.82	1637.72	
Sp-Asmnt	32.02	32.04	32.02	28.78	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE				
2	F/C	M		1200		a	*MAIN		
2	F	A		744		b	ADDTN		
04	EBW	P		204	8160	c	PORCH		
	F	O		670	8040	d	OTHER		
	OFF	P		144	4320	e	PORCH		
	OFF2	P		144	4320	f	PORCH		
	OFF	P		216	6480	g	PORCH		
1	F/C	A		180		h	ADDTN		
1QB	F	A		780		i	ADDTN		
	OFF	P		128	3840	j	PORCH		
04	F	O		168	2020	k	OTHER		
	FFP	P		36	1440	l	PORCH		
04	F	O		96	1150	m	OTHER		
1	F	A		128		n	ADDTN		



Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
445	2	2004-09-23	YODER FANNIE	2AF *	0	70770	134710
626	2	1999-11-15	YODER HENRY & FANNIE	2SD *	0	59910	125460

Year	Land	Bldg	Total	Net Tax
2019	25660	61330	86990	3376.74
2018	25660	61330	86990	3341.60

project	ben acres	/ % factor
902 MAIN DISTRICT CONSERVANCY		XA/2023
500 HARDIN COUNTY LANDFILL		XA/2023
152 ELSASSER - SCIOTO RIVER DIST		XA/2023

16449 SR 31 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 2	Sq-Ft Value
Floor Level	
Main	FRAME 3032 187920
Full Upper	FRAME 1944 81530
Qtr Story	FRAME 780 12370
Basement	1524 28190
Subtotal	310010
Metal	
Roof	GABLE
B 1 2 U A	
Plaster/Drywall	D D Heating -5890
Unfinished Wall	X Plumbing -3800
Floor/Pine	X X Extra Features 39770
Number of Rooms	2 3 6 Total Value 340090
Bedrooms	1 6

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 B F	4976			D	1998AV	272070	.22	.20		212220
2 Flat Barn		40X76	3040			1995AV	36480	.60	.20		11670
3 Lean-To		18X40	720			1995AV	5760	.60	.20		1840
4 Pole Barn		36X40	1440		D	2006FR	13820	.55	.20		4980
5 Milk House	*SV 0	10X12	120			OLD/PR	200				200
6 P	*SV CAN	14X26	364			OLD/FR	200				200
7 Hog House	*SV 0	20X24	480			OLD/FR	500				500
8 CRIB DT	*SV 0	28X50	1400			OLD/FR	800				800
9 Shed		24X40	960		D	1998FR	9220	.60	.20		2950
10 RFX	*SV	6X38	228			2006FR	200				200
11 Lean-To		12X54	648		D-	OLD/FR	3630	.70	.20		870
12 P	RFX	10X64	640		D	1995AV	5120	.60	.20		1640
13 Silo	*NV		0			OLD/	0				0
14 Lean-To		8X24	192		D	1995AV	1230	.60	.20		390

PUB ELECTRIC	
PRIV WATER	
PUB PAVED ST/RD	
Topo: ROLLING	
Neighborhood:	
Code:	400
Dwl/Gar/NC%	1.2500

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	.5073	6030	3060	2660	1350
C 2	BOB BLOUNT SILT LOAM, 2	19.8093	5770	114300	2360	46750
C 14	GWB GLYNWOOD SILT LOAM	2.3218	5400	12540	1750	4060
C 16	GVC2 GLYNWOOD CLAY LOAM	2.2834	4750	10850	1050	2400
C 39	PM PEWAMO SILTY CLAY L	3.2335	6490	20990	3560	11510
W 1	BOA BLOUNT SILT LOAM 0-	1.8790	3610	6780	770	1450
W 2	BOB BLOUNT SILT LOAM, 2	3.4390	3130	10760	470	1620
W 8	EE EEL SILT LOAM, OCCA	2.2508	3990	8980	1460	3290
W 14	GWB GLYNWOOD SILT LOAM	.2248	2830	640	750	170
W 39	PM PEWAMO SILTY CLAY L	4.1591	5370	22330	1670	6950
C 51	WSTL WASTE LAND	2.0000	120	240	50	100
980	ROAD ROAD	1.2500				
680	HSITE HOMESITE - AMISH DW	1.0000	9200	9200	9200	9200
		44.358		220670	(100%)	88850
				77230	(35%)	31100
						CAUV # 2846