

BUCK TWP
RIDGEMONT SD

00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-140017.0000
H24

AGR
2025

sale

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

2022 YODER FANNIE	2004-09-23
2023 YODER FANNIE	2004-09-23
2024 YODER FANNIE	2004-09-23
2025 YODER FANNIE	2004-09-23
16449 SR 31	2AF
KENTON OH 43326	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	44.3580	44.3580	44.3580	44.3580	
Land100%	201860	220660	220660	220660	220670
Bldg100%	209540	238460	238460	238460	238460
Totl100%	411400t	459110t	459110t	459110t	459130t
Cauv100%	41510	88860	88860	88860	88850

2026 YODER LESTER & CLARA A	2025-02-10
16449 SR 31	2SD
KENTON OH 43326	

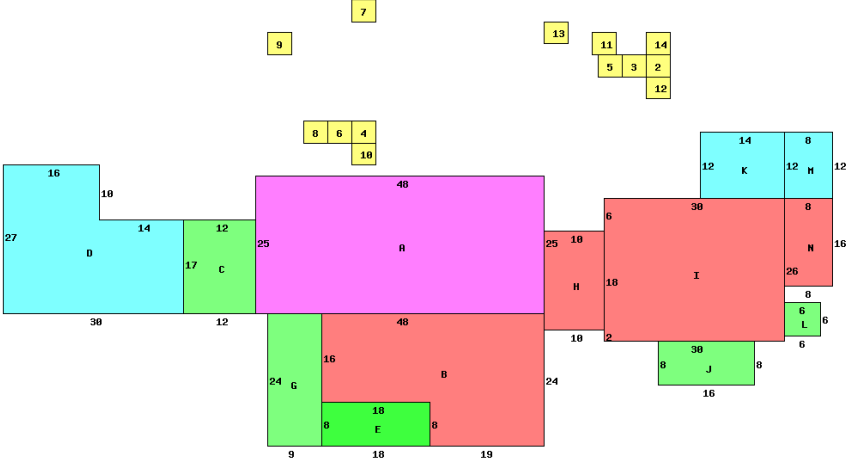
Tax Value:					
Land 35%	14530	31100	31100	31100	77230
Bldg 35%	73340	83460	83460	83460	83460
Totl 35%	87870t	114560t	114560t	114560t	160700t
Hmstd35%	69210	78140	78140	77500	
Owner Oc	71.82	68.24	68.18	67.38	
Hmstd RB		317.58	362.68	373.64	
Net Tax	3684.12	3681.30	3909.00	3875.64	
Cauv Sav	2398.82	1637.72	1747.54	1738.20	
Sp-Asmnt	32.02	28.78	48.83	48.83	

SHB+ 2 2 B 04 1 1QB 04 04 1	CONS F/C F EBW F OFP OFP2 OFP F/C F OFP F F F	TYPE M A P P P A A P O P A	FACT	SQ-FT 1200 744 204 670 144 144 216 180 780 128 168 36 96 128	VALUE 8160 8040 4320 4320 6480 3840 2020 1440 1150	a b c d e f g h i j k l m n	*MAIN ADDTN PORCH OTHER PORCH PORCH ADDTN ADDTN PORCH OTHER PORCH OTHER ADDTN
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Sale# 72 445 626	#d 2 2 2	sale date 2025-02-10 2004-09-23 1999-11-15	To YODER LESTER & CLARA A YODER FANNIE YODER HENRY & FANNIE	Type/Invalid? 2SD * 2AF * 2SD *	Sale\$ 0 0 0	co:land 220660 70770 59910	co:bldg 238460 134710 125460
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Year 2021 2020	Land 14530 14530	Bldg 73340 72700	Total 87870 87230	Net Tax 3749.00 3727.86
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Project 902 MAIN DISTRICT CONSERVANCY 500 HARDIN COUNTY LANDFILL 152 ELSASSER - SCIO TO RIVER DIST	ben acres / % factor	XA/2025 XA/2025 XA/2025
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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
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 PUB ELECTRIC PRIV WATER PUB PAVED ST/RD Topo: ROLLING Neighborhood: Code: Dwl/Gar/NC% 400 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	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
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	GNB GLYNWOOD SILT LOAM	2.3218	5400	12540	1750	4060							
C 16	GYC2 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	GNB 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 CAUV # 4682
77230 (35%) 31100

Call Back: Sign: PSN Date: 2015-08-05 Lister: 05-140017.0000-v082020R
Call Back: Sign: PSN Date: 2015-08-05 Lister: