

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

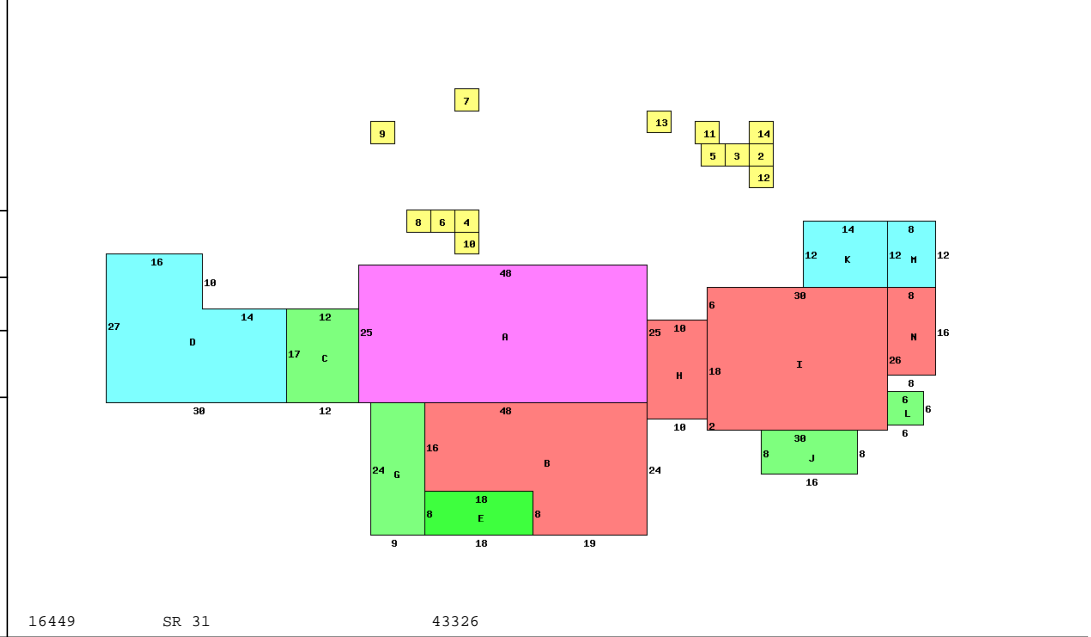
2022 YODER FANNIE	2004-09-23				
2023 YODER FANNIE	2004-09-23				
2024 YODER FANNIE	2004-09-23				
2025 YODER FANNIE	2004-09-23	10061 10171	44.358A		
16449 SR 31	2AF				
KENTON OH 43326	\$0				

Tax Year	2022	2023	2024	2025	2025	
Prop Cls	111	111	111	111	111	CAMA
Acres	44.3580	44.3580	44.3580	44.3580	44.3580	111
Land100%	201860	220660	220660	220660	88860	220670
Bldg100%	209540	238460	238460	238460	238460	238460
Tot1100%	411400t	459110t	459110t	459110t	327310t	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	31100	77230
Bldg 35%	73340	83460	83460	83460	83460	83460
Tot1 35%	87870t	114560t	114560t	114560t	114560t	160700t
Hmstd35%	69210	78140	78140	77500	77500	
Owner Oc	71.82	68.24	68.18	67.38	67.38	hmstd 3220 l 74280 b
Hmstd RB		317.58	362.68	373.64	364.34	
Net Tax	3684.12	3681.30	3909.00	3875.64	3884.94	
Cauv Sav	2398.82	1637.72	1747.54	1738.20		
Sp-Asmnt	32.02	28.78	48.83	48.83		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE				
2	F/C	M		1200		a	*MAIN		
2	B	F	A	744		b	ADDTN		
	EBW	P		204	8160	c	PORCH		
04	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		
	EFF	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:bldg
72	2	2025-02-10	YODER LESTER & CLARA A	2SD *	0	220660	238460
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
2021	14530	73340	87870	3749.00
2020	14530	72700	87230	3727.86

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

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 CAUV # 4682  
 77230 ( 35%) 31100