

BUCK TWP
RIDGEMONT SD

00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-140017.0000
H24

AGR
2024

sale

Eff Rate:- 47.72 — 46.89 — 39.00 — 41.37 — a/r

2021 YODER FANNIE	2004-09-23
2022 YODER FANNIE	2004-09-23
2023 YODER FANNIE	2004-09-23
2024 YODER FANNIE	2004-09-23
16449 SR 31	2AF
KENTON OH 43326	\$0

Tax Year	2021	2022	2023	2024
Prop Cls	111	111	111	111
Acres	44.3580	44.3580	44.3580	44.3580
Land100%	201860	201860	220660	220660
Bldg100%	209540	209540	238460	238460
Totl100%	411400t	411400t	459110t	459110t
Cauv100%	41510	41510	88860	88860

2024 111	2025 111	CAMA 111
220660	220660	220670
238460	238460	238460
459110t	459110t	459130t
220660	220660	88850

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

Tax Value:				
Land 35%	14530	14530	31100	31100
Bldg 35%	73340	73340	83460	83460
Totl 35%	87870t	87870t	114560t	114560t
Hmstd35%	69210	69210	78140	78140
Owner Oc	73.08	71.82	68.24	68.18
Hmstd RB			317.58	362.68
Net Tax	3749.00	3684.12	3681.30	3909.00
Cauv Sav	2441.04	2398.82	1637.72	1747.54
Sp-Asmnt	32.04	32.02	28.78	48.83

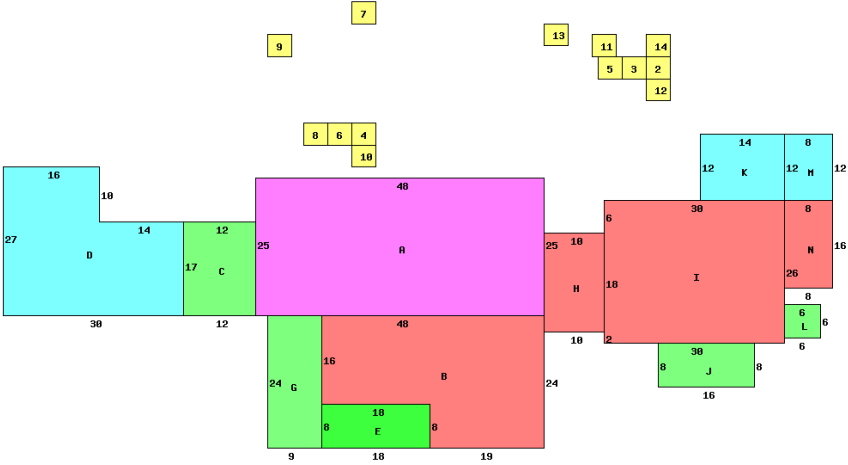
31100	31100	77230
83460	83460	83460
114560t	114560t	160700t
78140	77500	
hmstd 3220 l	74920 b	

SHB+ 2	CONS F/C	TYPE M	FACT	SQ-FT 1200	VALUE	a	*MAIN
2 B	F	A		744		b	ADDN
	EBW	P		204	8160	c	PORCH
04	F	O		670	8040	d	OTHER
	0FP	P		144	4320	e	PORCH
	0FP2	P		144	4320	f	PORCH
1	0FP	P		216	6480	g	PORCH
1QB	F/C	A		180		h	ADDN
	F	P		780		i	ADDN
04	0FP	O		128	3840	j	PORCH
	F	O		168	2020	k	OTHER
04	0FP	P		36	1440	l	PORCH
1	F	O		96	1150	m	OTHER
	F	A		128		n	ADDN

Sale#	#d	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
2020	14530	72700	87230	3727.86
2019	25660	61330	86990	3376.74

Project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			XA/2024
500 HARDIN COUNTY LANDFILL			XA/2024
152 ELSASSER - SCIOTO RIVER DIST			XA/2024



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
Unfinished Wall	X
Floor/Pine	X X
Number of Rooms	2 3 6
Bedrooms	1 6
	Heating -5890
	Plumbing -3800
	Extra Features 39770
	Total Value 340090
	PUB ELECTRIC
	PRIV WATER
	PUB PAVED ST/RD
	Topo: ROLLING
	Neighborhood:
	Code: 400
	Dwl/Gar/NC% 1.2500

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Cond	Replace	Phy	Fnc	True
1 DWELLING	2 B F	4976				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					