BUCK TWP
RIDGEMONT SD 00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-140017.0000 AGR
H24 2026

sale

2023 YODER FANNIE	2004-09-23	
2024 YODER FANNIE	2004-09-23	
2025 YODER FANNIE	2004-09-23	
2026 YODER FANNIE	2004-09-23 10061 10171	44.358A
16449 SR 31	2AF	
	$0	
KENTON OH 43326		

2027 YODER LESTER & CLARA A	2025-02-10	
16449 SR 31	2SD	
KENTON OH 43326		

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

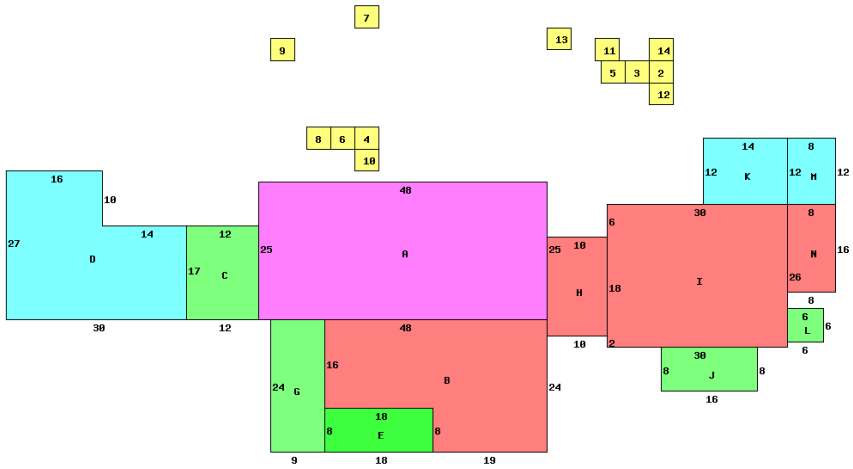
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	44.3580	44.3580	44.3580	44.3580	44.3580			
Land100%	220660	220660	220660	220660		220660	320060	320060
Bldg100%	238460	238460	238460	238460		238460	331830	331830
Totl100%	459110t	459110t	459110t	459110t		459110t	651890t	651890t
Cauv100%	88860	88860	88860	88860		220660	320060	61640
Tax Value:								
Land 35%	31100	31100	31100	31100		31100	21570	112020
Bldg 35%	83460	83460	83460	83460		83460	116140	116140
Totl 35%	114560t	114560t	114560t	114560t		114560t	137710t	228160t
Hmstd35%	78140	78140	77500	77500		77500	111630	
Owner Oc	68.24	68.18	67.38	67.38	67.38	hmstd 3220 l	74280 b	
Hmstd RB	317.58	362.68	373.64	373.64	373.64			
Net Tax	3681.30	3909.00	3875.64	3875.64	3875.64			
Cauv Sav	2398.82	1637.72	1747.54	1738.20				
Sp-Asmnt	28.78	48.83	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
	OFP	P		144	4320	e	PORCH
	OFP2	P		144	4320	f	PORCH
	OFP	P		216	6480	g	PORCH
1	F/C	A		180		h	ADDTN
1QB	F	A		780		i	ADDTN
	OFP	P		128	3840	j	PORCH
04	F	O		168	2020	k	OTHER
	EFP	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
2022	14530	73340	87870	3684.12
2021	14530	73340	87870	3749.00

p r o j e c t		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

			Sq-Ft	Value
Story Height 2				
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		

PUB ELECTRIC
PRIV WATER
PUB PAVED ST/RD
Topo: ROLLING

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	2 B F		4976		D	1998AV	272070	.22	.20	305590
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	8740	4430	2550	1290
C	2		BOB			BLOUNT SILT LOAM, 2	13.5956	8370	113800	2230	30320
C	14		GWB			GLYNWOOD SILT LOAM	2.1883	7830	17130	1630	3570
C	16		GYC2			GLYNWOOD CLAY LOAM	1.6772	6890	11560	870	1460
C	39		PM			PEWAMO SILTY CLAY L	2.0075	9410	18890	3450	6930
W	1		BOA			BLOUNT SILT LOAM 0-	1.8790	5230	9830	230	430
W	2		BOB			BLOUNT SILT LOAM, 2	3.4390	4540	15610	230	790
W	8		EE			EEL SILT LOAM, OCCA	2.2508	5790	13030	230	520
W	14		GWB			GLYNWOOD SILT LOAM	.2248	4100	920	230	50
W	39		PM			PEWAMO SILTY CLAY L	4.1591	7790	32400	230	960
C	51		WSTL			WASTE LAND	2.0000	170	340	50	100
	980		ROAD			ROAD	1.2500				
	680		HSITE			HOMESITE - AMISH DW	1.0000	13340	13340	13340	13340
P	2		BOB			BLOUNT SILT LOAM, 2	6.2137	8370	52010	230	1430
P	14		GWB			GLYNWOOD SILT LOAM	.1335	7830	1050	230	30
P	16		GYC2			GLYNWOOD CLAY LOAM	.6062	6890	4180	230	140
P	39		PM			PEWAMO SILTY CLAY L	1.2260	9410	11540	230	280