BUCK TWP
RIDGEMONT SD 00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-140018.0000 RES
H26 2026

sale

2023 LAMBRIGHT DAVID & CLA	2015-06-09	
2024 LAMBRIGHT DAVID & CLA	2015-06-09	
2025 YODER PERRY & MARY	2024-01-04	
2026 YODER PERRY & MARY	2024-01-04 10171	4.569A
18058 TR 265	1SD	
	$164,300	

KENTON OH 43326

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

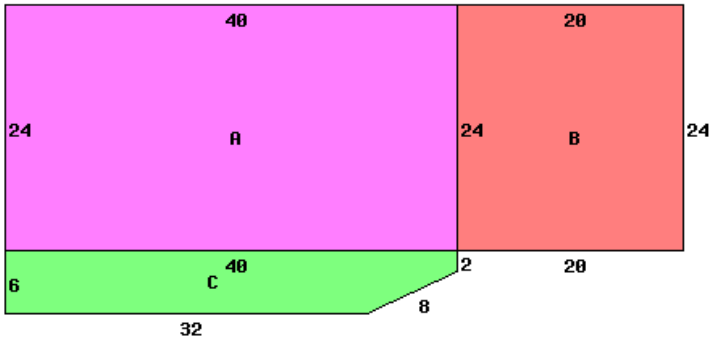
	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	511	511	511	511	0	511	511	511
Acres	4.3170	4.5690	4.5690	4.5690	4.5690			
Land100%	28830	29660	29660	29660		29660	31910	31920
Bldg100%	228490	117170	117170	117170		117170	158200	158200
Totl100%	257310t	146830t	146830t	146830t		146830t	190110t	190120t
Cauv100%								
Tax Value:								
Land 35%	10090	10380	10380	10380		10380	11170	11170
Bldg 35%	79970	41010	41010	41010		41010	55370	55370
Totl 35%	90060t	51390t	51390t	51390t		51390t	66540t	66540t
Hmstd35%	72410							
Owner Oc	63.24	44.84						
Hmstd RB								
Net Tax	3134.06	1901.96	1936.38	1936.38	1936.38			
Sp-Asmnt	20.56	35.33	35.33	35.33				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		960		a	*MAIN
1	F/C	A		480		b	ADDTN
	OFP	P		224	6720	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
4	1	2024-01-04	YODER PERRY & MARY	1SD		164300	28830	228490
283	1	2015-06-09	LAMBRIGHT DAVID & CLARA	1SD		115000	25140	44260
22	1	1998-01-14	DAVIS ERNIE	1WD		70500	15230	33140
33	2	1994-01-18	FLOWERS DALE EDWIN	2AF	*	0	0	41400
487	2	1993-06-08	FLOWERS DALE EDWIN & DAR	2SD	*	0	0	35710

Year	Land	Bldg	Total	Net Tax
2022	7220	67460	74680	3127.12
2021	9530	55810	65340	2788.22

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



18058 TR 265 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1440	113850
	Full Upper	FRAME	960	60530
	Basement		960	17900
	Subtotal			192280
Metal				

B 1 2 U A

Plaster/Drywall	D	Heating	-2890
Wood Joist Frame	X	Plumbing	-3800
Floor/Hardwood	X x	Extra Features	6720
Number of Rooms	1 4 3	Total Value	192310
Insulation	X	PUB ELECTRIC	
		PRIV WATER	
		PRIV SEWER	
		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
2	Pole Build				3072		D	2015AV	29490	.25	.20	17690
3	P		CAN	10X32	320		D	2015AV	2050	.25	.20	1230
4	P		CAN	10X68	680		D	2015AV	4350	.25	.20	2610
6	DWELLING		2 B F		2400		D	2019AV	153850	.03	.50	134310
7	Shed			8X20	160		D	2020AV	1540	.15	.20	1050
8	Shed			10X20	200		D	2020AV	1920	.15	.20	1310

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	3.5690				5000	4110	14670	14670

Call Back: Sign: PSN Date: 2016-02-10 Lister: 05-140018.0000-v082020R