

BUCK TWP
RIDGEMONT SD

00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-140022.0000
H12

AGR
2025

sale

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

2022	MAST ALVIN J & ESTHER	2010-10-22		
2023	MAST ALVIN J & ESTHER	2010-10-22		
2024	MAST ALVIN J & ESTHER	2010-10-22		
2025	MAST ALVIN J & ESTHER M	2010-10-22	10171	21.995A
	16073 SR 31		1WD	
	KENTON OH 43326			\$115,870

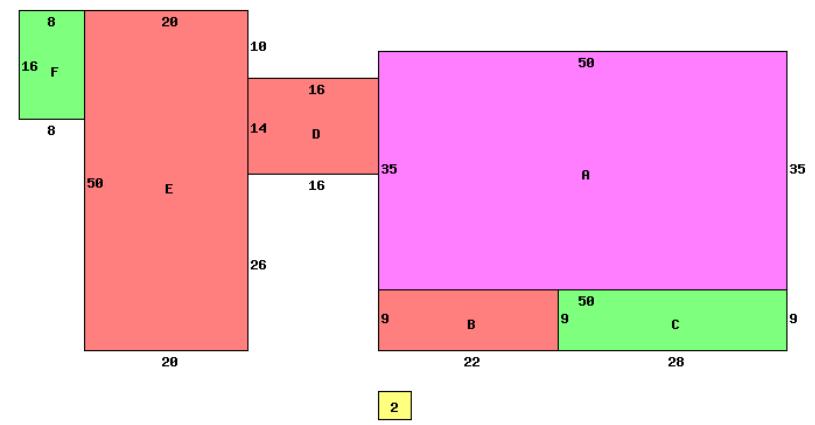
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	21.9950	21.9950	21.9950	21.9950	
Land100%	120940	132170	132170	132170	132180
Bldg100%	201260	222000	222000	222000	221990
Totl100%	322200t	354170t	354170t	354170t	354170t
Cauv100%	37600	66630	66630	66630	66640
Tax Value:					
Land 35%	13160	23320	23320	23320	46260
Bldg 35%	70440	77700	77700	77700	77700
Totl 35%	83600t	101020t	101020t	101020t	123960t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	3573.42	3586.42	3826.94	3806.46	
Cauv Sav	1246.86	814.42	869.02	864.40	
Sp-Asmnt	79.27	56.89	75.34	75.34	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		1750		b	ADDTN
1	F/C	A		198		c	PORCH
	OFF	P		252	7560	d	ADDTN
	F	A		224		e	ADDTN
1	F	A		1000		f	PORCH
	OFF	P		128	3840		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
484	1	2010-10-22	MAST ALVIN J & ESTHER M	1WD	115870	52890	0
122	1	2005-02-28	DON GOODWIN & SONS INC	1WD	71685	39200	0
603	1	1995-07-05	POLING SUE E	1CT *	0	26710	27110
751	1	1993-08-17	SMITH KENNETH B	1CT *	0	0	53030

Year	Land	Bldg	Total	Net Tax
2021	13160	70440	83600	3636.34
2020	13160	70440	83600	3642.14

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



16073 SR 31 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	3172 190610
	Full Upper	FRAME	1750 77630
	Basement		1750 32380
	Subtotal		300620
Metal	Roof	GABLE	
Plaster/Drywall	D D	Heating	-5800
Unfinished Wall	X	Plumbing	-3800
Floor/Hardwood	X X	Extra Features	11400
Number of Rooms	1 1	Total Value	302420
Bedrooms	1 6		
		PUB PAVED ST/RD	
		Topo: ROLLING	
		Neighborhood:	
		Code:	400
		Dwl/Gar/NC%	1.2500

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 B F		4922		D	2013AV		241940	.09	.20	220170
2 Shed	O	10X19	190			2017AV		2280	.20		1820
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv					
C 1	BOA BLOUNT SILT LOAM 0-	2.4575	6030	14820	2660	6540					
C 2	BOB BLOUNT SILT LOAM, 2	10.2054	5770	58890	2360	24090					
C 39	PM PEWAMO SILTY CLAY L	7.4817	6490	48560	3560	26640					
W 1	BOA BLOUNT SILT LOAM 0-	.0582	3610	210	770	50					
W 2	BOB BLOUNT SILT LOAM, 2	.0761	3130	240	470	40					
W 39	PM PEWAMO SILTY CLAY L	.0484	5370	260	1670	80					
680	HSITE HOMESITE - AMISH DW	1.0000	9200	9200	9200	9200					
980	ROAD ROAD	.6677									
		21.995		132180	(100%)	66640					CAUV # 2041
				46260	(35%)	23320					