

BUCK TWP
RIDGEMONT SD

00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-140034.0000
F39

RES
2025

sale

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

2022 STEPHENS DOUGLAS & BI	1994-10-05	
2023 STEPHENS DOUGLAS & BI	1994-10-05	
2024 STEPHENS DOUGLAS & BI	1994-10-05	
2025 STEPHENS BILLIE JEAN TR	2024-07-01	10171 6.81A
15576 SR 31	1QC	
KENTON OH 43326	\$0	

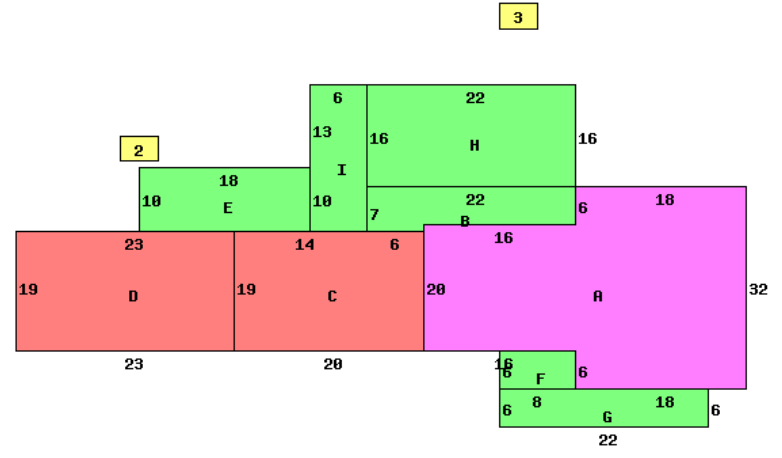
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	6.8100	6.8100	6.8100	6.8100	
Land100%	24970	35630	35630	35630	35630
Bldg100%	142060	167230	167230	167230	167220
Totl100%	167030t	202860t	202860t	202860t	202850t
Cauvl00%					
Tax Value:					
Land 35%	8740	12470	12470	12470	12470
Bldg 35%	49720	58530	58530	58530	58530
Totl 35%	58460t	71000t	71000t	71000t	71000t
Hmstd35%	51780	60250	60250	60250	
Owner Oc	53.72	52.62	52.56	52.38	hmstd 5250 1 55000 b
Hmstd RB	364.90	317.58	362.68	373.64	
Net Tax	2080.20	2150.46	2274.44	2249.28	
Sp-Asmnt	45.31	35.89	48.45	48.45	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		896		b	PORCH
1 Q	FFP	P		138	5520	c	ADDTN
1 Q	F/C	A		380		d	PORCH
	FFP	P		437		e	PORCH
	OFFP	P		180	7200	f	PORCH
	OFFP	P		48	1440	g	PORCH
	OFFP	P		132	3960	h	PORCH
	DK	P		352	5280	i	PORCH
	PAT	P		138	410		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
308	1	2024-07-01	STEPHENS BILLIE JEAN TRUS	1QC *	0	35630	167230
307	1	2024-07-01	STEPHENS BILLIE	1AF *	0	35630	167230
906	1	1994-10-05	STEPHENS DOUGLAS & BILLI	1SD	75000	0	72000

Year	Land	Bldg	Total	Net Tax
2021	8740	49720	58460	2116.82
2020	8740	49720	58460	2120.24

p r o j e c t		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY			XA/2025
152	ELSASSER - SCIOTO RIVER DIST			XA/2025
500	HARDIN COUNTY LANDFILL			XA/2025



15576 SR 31 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 2	Sq-Ft	Value
Floor Level		
Main	FRAME	1713 126560
Full Upper	FRAME	896 61180
Qtr Story	FRAME	817 13160
Basement		224 4590
Subtotal		205490
Shingle	HIP	
B 1 2 U A		
Plaster/Drywall	X X X	Plumbing 3500
Floor/Pine	X X X	Extra Features 23810
Number of Rooms	1 5 2	Total Value 232800
Bedrooms	3	
Central Heat	A	PUB ELECTRIC
ELECTRICIR		PRIV WATER
Plumbing		PRIV SEWER
Standard	1	PUB PAVED ST/RD
Extra 3 Fixture	1	Neighborhood:
Extra 2 Fixture	1	Code: 400
		Dwl/Gar/NC% 1.2500

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B F	Area	Rate		Cond	Value	Dpr	Dpr	Value
2 Pole Build	1 P 0	2400			1920AV	279360	.55		157140
3 POND	*.26A	0			1977AV	28800	.65		10080
					OLD/	0			0
homesite	1.0000	effective	depth	actual	effective	extended	true		
small acreage	5.8100	frontage	depth	rate	rate	value	value		
				15000	15000	15000	15000		
				5000	3550	20630	20630		