

BUCK TWP  
RIDGEMONT SD

00050

Hardin County, Ohio  
Michael T. Bacon, Auditor

05-140035.0000  
H25

COM  
2025

sale

2022 BAILEY BART C & JOLEN  
2023 BAILEY BART C & JOLEN  
2024 BAILEY BART C & JOLEN  
2025 BAILEY BART C & JOLENE  
16375 SR 31  
KENTON OH 43326

10171 5.49A

\$0

Eff Rate:-	46.14	44.37	46.81	46.61	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	480	480	480	480	480
Acres	5.4900	5.4900	5.4900	5.4900	
Land100%	47370	59200	59200	59200	59210
Bldg100%	452830	463540	463540	463540	463540
Totl100%	500200t	522740t	522740t	522740t	522750t
Cauv100%					
Tax Value:					
Land 35%	16580	20720	20720	20720	20720
Bldg 35%	158490	162240	162240	162240	162240
Totl 35%	175070t	182960t	182960t	182960t	182960t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	8077.22	8118.16	8563.50	8528.18	
Sp-Asmnt	497.88	497.88	508.94	508.94	

L/C MID OHIO WOOD RECYCLING INC 5-23-2001 \$375,000  
051400200000 .17a  
051400390000 1.99a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
1044	1	1989-12-08		IWD	60000	46510	0
461	0	1988-06-23		*	0	0	46510
431	0	1988-06-13		*	0	0	46510
430	0	1988-06-13		*	29300	0	46510

Year	Land	Bldg	Total	Net Tax
2021	16580	158490	175070	8120.94
2020	16580	158490	175070	8119.26

project  
902 MAIN DISTRICT CONSERVANCY XA/2025  
500 HARDIN COUNTY LANDFILL XA/2025

ben acres / % factor



16375 SR 31 43326

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 WAREHOUSE	M	6972	22.64	C	1990AV	157850	.35			102600
2 WAREHOUSE	M	4949	24.56	C	1983FR	121550	.45			66850
3 WAREHOUSE	M	15876	26.02	C	1995AV	413090	.30			289160
4 Pole Build	M	36X60	2160	9.61	C	1983FR	20760	.80		4150
5 Pole Build	M	11X30	330	11.87	C	1983FR	3920	.80		780
site value		acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value		true value
road		1.3900				15000		20850		20850
site value		3.4100				11250		38360		38360