BUCK TWP
RIDGEMONT SD 00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-140041.0000 AGR
H08 2025

sale

2022 YODER PERRY H & MARY	2006-07-24	
2023 YODER PERRY H & MARY	2006-07-24	
2024 YODER PERRY H & MARY	2006-07-24	
2025 YODER PERRY H & MARY D	2006-07-24 10171	20.564A
18003 TR 265	1SD	
	$30,000	
KENTON OH 43326		

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

	2022	2023	2024	2025	
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	18.2100	18.2100	20.5640	20.5640	
Land100%	84170	92030	101230	101230	101230
Bldg100%	235970	267860	267860	267860	267870
Totl100%	320140t	359890t	369090t	369090t	369100t
Cauv100%	25260	44600	47940	47940	47940
Tax Value:					
Land 35%	8840	15610	16780	16780	35430
Bldg 35%	82590	93750	93750	93750	93750
Totl 35%	91430t	109360t	110530t	110530t	129180t
Hmstd35%	64720	71740	71740	71740	
Owner Oc	67.16	62.66	62.58	62.38	hmstd 3220 l 68520 b
Hmstd RB					
Net Tax	3840.94	3819.84	4124.62	4102.44	
Cauv Sav	881.40	589.34	706.52	702.74	
Sp-Asmnt	27.26	25.79	49.61	49.62	

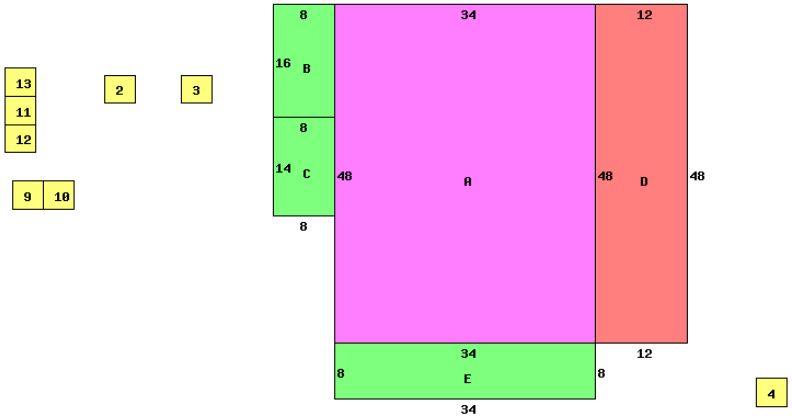
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		1632		a	*MAIN
	EFP	P		128	5120	b	PORCH
	OFP	P		112	3360	c	PORCH
1 B	F	A		576		d	ADDTN
	OFP	P		272	8160	e	PORCH

#: 58 L/W
2024 duplicate combined parcels
051400580000 2.354a

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
463	1	2006-07-24	YODER PERRY H & MARY D	1SD		30000	29460	0
310	1	2006-07-24	YODER FANNIE	1CT	*	0	29460	0
214	1	1996-04-16	YODER HENRY & FANNIE	1WD		18381	16000	0
33	2	1994-01-18	FLOWERS DALE EDWIN	2AF	*	0	0	16000
487	2	1993-06-08	FLOWERS DALE EDWIN & DAR	2SD	*	0	0	13910

Year	Land	Bldg	Total	Net Tax
2021	8840	82590	91430	3908.58
2020	8840	82590	91430	3914.90

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



18003 TR 265 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	2208	147830
	Full Upper	FRAME	1632	75120
	Basement		2208	40690
	Subtotal			263640
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D D	Heating	-4570
Unfinished Wall	X	Plumbing	-3800
Number of Rooms	1	Extra Features	16640
		Total Value	271910
		PUB PAVED ST/RD	
		Topo: ROLLING	
		Neighborhood:	
		Code:	400
		Dwl/Gar/NC%	1.2500

	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		3840		D	2012AV	217530	.10	.20	195780
2	Shed	*PP	6X10	60			OLD/	0			0
3	Shed		24X46	1104		D	2007AV	10600	.45	.20	4660
4	Pole Build		38X60	2280		D	2009AV	21890	.40	.20	10510
9	Pole Build		40X72	2880		D	2019AV	27650	.15	.20	18800
10	P	CAN	10X72	720		D	2019AV	4610	.15	.20	3130
11	Flat Barn		60X80	4800		D	2019AV	46080	.15	.20	31330
12	P	CAN	10X44	440		D	2019AV	2820	.15	.20	1920
13	P	CAN	5X80	400		D	2019AV	2560	.15	.20	1740

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	14	GWB	GLYNWOOD SILT LOAM	.5507	5400	2970	1750	960
W	14	GWB	GLYNWOOD SILT LOAM	.3611	2830	1020	750	270
C	1	BOA	BLOUNT SILT LOAM 0-	1.7979	6030	10840	2660	4780
C	2	BOB	BLOUNT SILT LOAM, 2	8.2728	5770	47730	2360	19520
C	8	EE	EEL SILT LOAM, OCCA	1.7066	5550	9470	2460	4200
C	39	PM	PEWAMO SILTY CLAY L	1.9215	6490	12470	3560	6840
W	2	BOB	BLOUNT SILT LOAM, 2	.8403	3130	2630	470	400
W	8	EE	EEL SILT LOAM, OCCA	.9839	3990	3930	1460	1440
W	39	PM	PEWAMO SILTY CLAY L	.1271	5370	680	1670	210
	680	HSITE	HOMESITE - AMISH DW	1.0000	9200	9200	9200	9200
	980	ROAD	ROAD	.5726				
C	51	WSTL	WASTE LAND	2.4295	120	290	50	120
				20.564		101230	(100%)	47940
						35430	(35%)	16780

CAUV # 3507

Call Back: Sign: PSN Date: 2015-08-05 Lister:

05-140041.0000-v082020R