

BUCK TWP
RIDGEMONT SD

00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-140041.0000
H08

AGR
2025

sale

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

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				
KENTON OH 43326	\$30,000				

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	

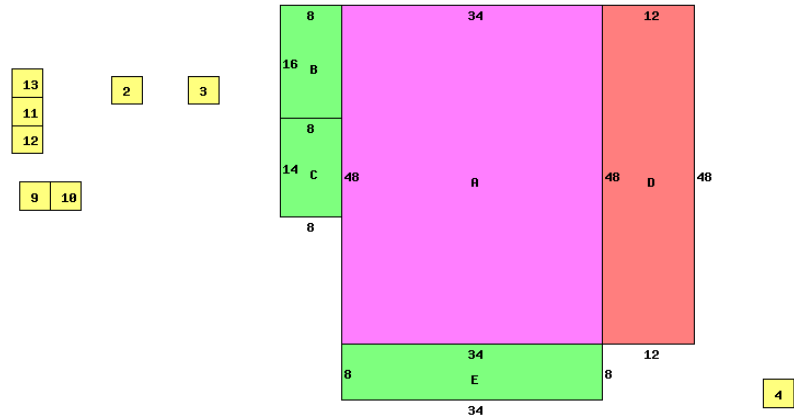
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		1632			
	EFPP	P		128	5120	b	PORCH
	OFF	P		112	3360	c	PORCH
1 B	F	A		576		d	ADDTN
	OFF	P		272	8160	e	PORCH

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

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
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
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
Story Height 2	Sq-Ft Value
Floor Level	
Main	FRAME 2208 147830
Full Upper	FRAME 1632 75120
Basement	2208 40690
Subtotal	263640
Metal Roof	GABLE
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	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 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					
C 14	GWB GLYNWOOD SILT LOAM	.5507	5400	2970	1750	960					
W 14	GWB GLYNWOOD SILT LOAM	.3611	2830	1020	750	270					
		20.564		101230	(100%)	47940					
				35430	(35%)	16780					
						CAUV # 3507					