

BUCK TWP
RIDGEMONT SD

00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-140056.0000
H15

AGR
2025

sale

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

2022 GERBER SIDNEY & JANET	2013-06-27
2023 GERBER JANET L	2022-12-15
2024 GERBER JANET L	2022-12-15
2025 GERBER JANET L	2022-12-15 10171 15.014A
16066 TR 180	1AF
KENTON OH 43326	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	15.0140	15.0140	15.0140	15.0140	
Land100%	61770	68800	68800	68800	68790
Bldg100%	95910	148200	148200	148200	148210
Totl100%	157690t	217000t	217000t	217000t	217000t
Cauv100%	17510	28970	28970	28970	28980
Tax Value:					
Land 35%	6130	10140	10140	10140	24080
Bldg 35%	33570	51870	51870	51870	51870
Totl 35%	39700t	62010t	62010t	62010t	75950t
Hmstd35%	34860	53010	53010	49750	
Owner Oc	36.18	46.30	46.24	43.26	hmstd 5250 l 44500 b
Hmstd RB					
Net Tax	1660.76	2155.18	2302.88	2293.30	
Cauv Sav	662.12	494.90	528.08	525.28	
Sp-Asmnt	52.25	49.88	63.16	63.16	

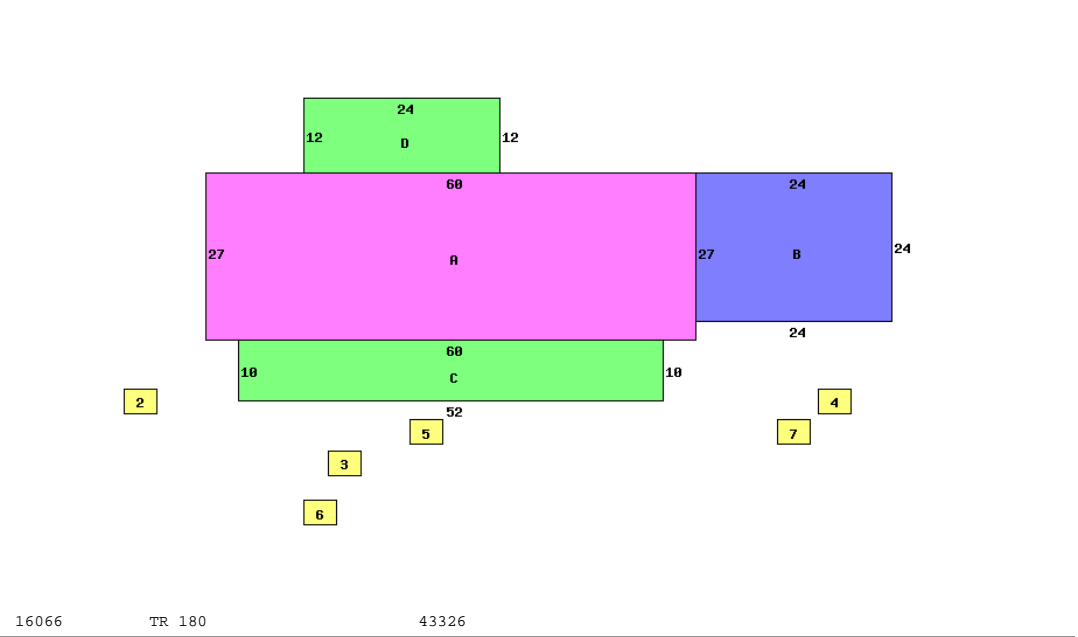
Orig Tax Year 2001
Parent: 05-140023.0000

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		1620			GRAGE
	F	G		576	13820		b
	OFF	P		520	15600		c
	DK	P		288	4320		d
							PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
568	1	2022-12-15	GERBER JANET L	1AF *	0	61770	95910
323	1	2013-06-27	GERBER SIDNEY & JANET	1SD	210000	40030	63940
429	1	2000-07-25	MANN'S EDDIE R	1WD	60000	0	0

Year	Land	Bldg	Total	Net Tax
2021	6130	33570	39700	1690.04
2020	6130	33570	39700	1692.76

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



16066 TR 180 43326

Occupancy 4 M/H on Real Estate		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	1620 124290
Shingle	Roof	GABLE	124290
Plaster/Drywall		Air Conditioning	2880
Panelled Wall		Plumbing	2100
Floor/Carpet		Garages and Carperts	13820
Floor/Tile-Lino		Extra Features	19920
Number of Rooms		Total Value	163010
Bedrooms			3
Central Heat			A
FORCED AIR			
Central A/C			A
Plumbing			
Standard			1
Extra 3 Fixture			1
		Neighborhood:	
		Code:	400
		Dwl/Gar/NC%	1.2500

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 MH/REAL	1 F/C	27X60	1620		MHD	2002AV	130410	.22		127150
2 Pole Build		32X48	1536		C	2000AV	18430	.55		8290
3 POND	*.60A		0			OLD/	0			0
4 Pole Build		24X24	576		C	2003AV	6910	.50		3460
5 P	OFF	16X24	384		C	2007AV	11520	.45		6340
6 P	OFF	10X18	180		C	2007AV	5400	.45		2970
7 Shed	*PP	8X10	80			OLD/	0			0
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv				
C 2	BOB BLOUNT SILT LOAM, 2	1.9767	5770	11410		2360	4670			
C 39	PM PEWAMO SILTY CLAY L	.0920	6490	600	3560		330			
W 1	BOA BLOUNT SILT LOAM 0-	.0867	3610	310	770		70			
W 2	BOB BLOUNT SILT LOAM, 2	7.9458	3130	24870	470		3740			
W 39	PM PEWAMO SILTY CLAY L	3.0779	5370	16530	1670		5140			
C 51	WSTL WASTE LAND	.5927	120	70	50		30			
670	HSITE HOMESITE	1.0000	15000	15000	15000		15000			
980	ROAD ROAD	.2422								
						15.014	68790	(100%)	28980	CAUV # 3891
							24080	(35%)	10140	

Call Back: Sign: PSN Date: 2015-08-05 Lister: 05-140056.0000-v082020R