BUCK TWP
RIDGEMONT SD 00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-140057.0000 RES
H03 2025

sale

2022	YODER LESTER H & CLAR	2010-09-01
2023	YODER LESTER H & CLAR	2010-09-01
2024	YODER LESTER H & CLAR	2010-09-01
2025	YODER LESTER H & CLARA	2010-09-01 10171 3.142A
	18205 TR 265	1SD
	KENTON OH 43326	$53,000

Orig Tax Year 2005
Parent: 05-140017.0000

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

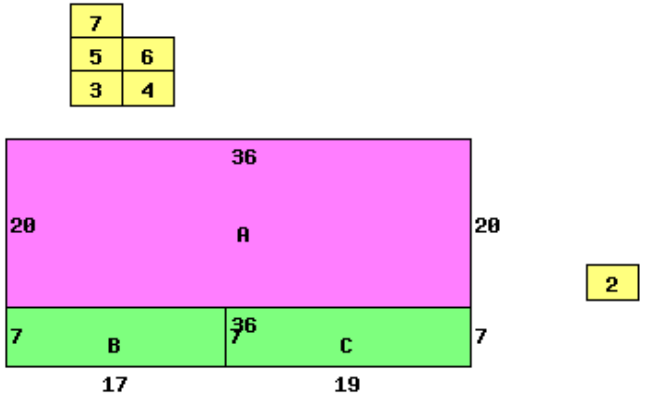
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	511	511	511	511	511	511
Acres	3.1420	3.1420	3.1420	3.1420	3.1420	
Land100%	19030	25710	25710	25710	25710	27960
Bldg100%	75910	81660	81660	81660	81660	109170
Totl100%	94940t	107370t	107370t	107370t	107370t	137130t
Cauv100%						
Tax Value:						
Land 35%	6660	9000	9000	9000	9000	9790
Bldg 35%	26570	28580	28580	28580	28580	38210
Totl 35%	33230t	37580t	37580t	37580t	37580t	48000t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	1420.40	1334.18	1423.66	1416.04	1416.04	
Sp-Asmnt	20.87	20.87	28.71	28.71		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 Q	F	M		720		a	*MAIN
	EFP	P		119	4760	b	PORCH
	OFP	P		133	3990	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
422	1	2010-09-01	YODER LESTER H & CLARA A	1SD	53000	16910	64060
614	1	2004-09-23	MANNS ROY A	1WD	31000	0	0

Year	Land	Bldg	Total	Net Tax
2021	6660	26570	33230	1445.40
2020	6660	26570	33230	1447.70

p r o j e c t		ben acres	/ %	factor
500 HARDIN COUNTY LANDFILL	XA/2025			
902 MAIN DISTRICT CONSERVANCY	XA/2025			



18205 TR 265 43326

Occupancy 1 Single Family

Story Height 1Q
Floor Level

			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	720	90500
	Qtr Story	FRAME	720	11910
	Subtotal			102410
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D D	Heating	-1780
Number of Rooms	2 1	Plumbing	-3800
Bedrooms	1 2	Extra Features	8750
		Total Value	105580

PUB PAVED ST/RD
Topo: ROLLING

Neighborhood:
Code: 400
Dwl/Gar/NC% 1.8000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 QF		720		D	2002FR	84460	.26	.20	90000
2	Shed	*NV	20X36	480			OLD/	0			0
3	Pole Build		36X66	2376		D	2011AV	22810	.35	.20	11860
4	P	CAN	10X36	360		D	2011AV	2300	.35	.20	1200
5	Lean-To		20X76	1520		D	2015AV	9730	.25	.20	5840
6	P	CAN	7X10	70		D	2015AV	450	.25	.20	270
7	Shed	*NV	12X12	144			2015AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	2.1420				5000	5000	10710	10710

Call Back: Sign: PSN Date: 2015-08-05 Lister: 05-140057.0000-v082020R