BUCK TWP
RIDGEMONT SD 00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-150008.0000 RES
G33 2026

sale

2023 STEPHENS RICKIE L &	2006-07-27	
2024 STEPHENS RICKIE L &	2006-07-27	
2025 STEPHENS RICKIE L &	2006-07-27	
2026 STEPHENS RICKIE L &	2006-07-27 10061	5.021A
16178 SR 292	1WD	
	$87,500	
KENTON OH 43326		

2027 STEPHENS RICKIE L II	2025-04-02	
16178 SR 292	1QC	
KENTON OH 43326		

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	5.0200	5.0200	5.0200	5.0200	5.0200			
Land100%	31090	31090	31090	31090		31090	33340	33330
Bldg100%	174570	174570	174570	174570		174570	233740	233750
Totl100%	205660t	205660t	205660t	205660t		205660t	267090t	267080t
Cauv100%								
Tax Value:								
Land 35%	10880	10880	10880	10880		10880	11670	11670
Bldg 35%	61100	61100	61100	61100		61100	81810	81810
Totl 35%	71980t	71980t	71980t	71980t		71980t	93480t	93480t
Hmstd35%	55000	55000	52310	52310		52310	73810	
Owner Oc	48.04	47.98	45.48	45.48	45.48	hmstd 5250 l	47060 b	
Hmstd RB								
Net Tax	2507.40	2678.84	2666.76	2666.76	2666.76			
Sp-Asmnt	31.67	42.15	42.15	42.15				

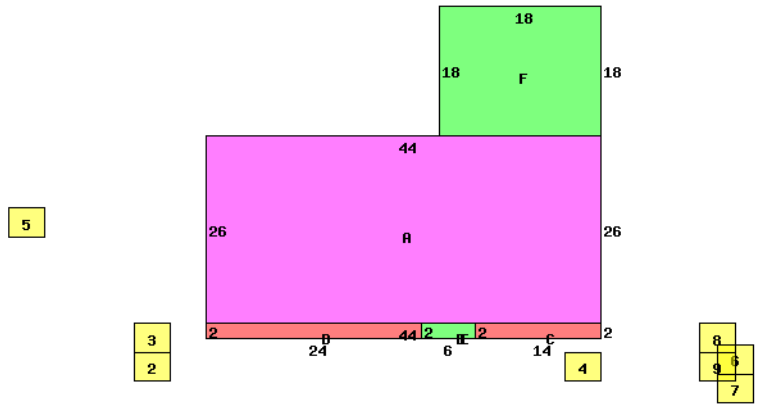
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		1144		a	*MAIN
F	F	A		48		b	ADDTN
F	F	A		28		c	ADDTN
	STP	P		12	50	d	PORCH
	CAN	P		12	100	e	PORCH
	DK	P		324	4860	f	PORCH

#: 12.0-7-28, L/W
2009 BOR set house value st 84,780
050700280000 .7807a

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
153	1	2025-04-02	STEPHENS RICKIE L II	1QC	*	0	31090	174570
470	1	2006-07-27	STEPHENS RICKIE L &	1WD		87500	19540	130660
737	1	2005-11-02	U S BANK NATIONAL ASSOC	1SH		90000	13510	114460
462	1	2004-07-28	WERTZ EDWARD A & LINDA L	1WD		139000	13510	114460
549	1	1996-12-05	MANNS ANN M	1QC	*	0	15740	56290
953	1	1989-11-08		1WD		9500	0	9310

Year	Land	Bldg	Total	Net Tax
2022	7790	43860	51650	2157.86
2021	7790	43860	51650	2195.84

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



16178 SR 292 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1144	105580
	Full Upper	FRAME	1220	62670
	Basement		1144	21310
	Subtotal			189560
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X X	Air Conditioning	4210
Unfinished Wall	X	Plumbing	2100
Floor/Carpet	X X	Extra Features	5010
Number of Rooms	1 4 5	Total Value	200880
Bedrooms	2 3		
		PUB ELECTRIC	
Central Heat	A	PRIV WATER	
FORCED AIR		PRIV SEWER	
Central A/C	A	PUB PAVED ST/RD	
Plumbing			
Standard	1	Neighborhood:	
Extra 3 Fixture	1	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 B F		2364		C-	1992FR	180790	.30	.15	193630
2	Pole Build		30X48	1440		C	2021AV	17280	.10		15550
3	P	CAN	16X48	768		C	2021AV	6140	.10		5530
4	POND	*09A		0			OLD/	0			0
5	Pole Build		40X44	1760		C	2017AV	21120	.20		16900
6	Pool	*PP		0			2022	0			0
7	P	DK		150		C	2022AV	2250	.05		2140
8	Shed	*PP	8X14	112			2022AV	0			0
9	P	*PP OFP	6X14	84			2022AV	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	4.0200				5000	4000	16080	16080

Call Back: Sign: PSN Date: 2015-07-30 Lister:

05-150008.0000-v082020R