BUCK TWP
RIDGEMONT SD 00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-150009.0000 RES
H28 2025

sale

2022	HERSHBERGER JOHN N &	2013-05-30
2023	HERSHBERGER JOHN N &	2013-05-30
2024	HERSHBERGER JOHN N &	2013-05-30
2025	HERSHBERGER JOHN N & KA	2013-05-30 10061 5.637A
	18312 TR 265	2SD
		$135,000
	KENTON OH 43326	

2026	MANNS EDDIE R	2025-08-21
	18312 TR 265	1WD
	KENTON OH 43326	

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

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	5.6370	5.6370	5.6370	5.6370	
Land100%	23260	32800	32800	32800	32810
Bldg100%	98510	133540	133540	133540	133550
Totl100%	121770t	166340t	166340t	166340t	166360t
Cauv100%					
Tax Value:					
Land 35%	8140	11480	11480	11480	11480
Bldg 35%	34480	46740	46740	46740	46740
Totl 35%	42620t	58220t	58220t	58220t	58230t
Hmstd35%	33860	39470	39470	38990	
Owner Oc	35.14	34.48	34.44	33.90	hmstd 5250 l 33740 b
Hmstd RB					
Net Tax	1786.62	2032.44	2171.10	2159.84	
Sp-Asmnt	23.03	23.03	30.72	30.72	

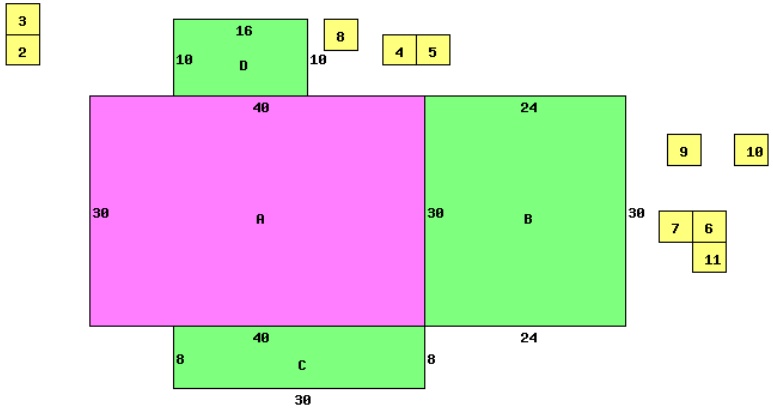
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1200		a	*MAIN
	EFP	P		720	28800	b	PORCH
	OFP	P		240	7200	c	PORCH
	OFP	P		160	4800	d	PORCH

#: 13 L/W
2021 duplicate combined parcel 05-150013
051500130000 .637a

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
367	1	2025-08-21	MANNS EDDIE R	1WD	256000	32800	133540
268	1	2013-05-30	HERSHBERGER JOHN N & KATI	2SD	135000	20110	102540
385	1	1997-07-03	MANNS ROY & MARY E	1WD	55000	10910	6970
790	1	1992-08-21		1WD	30000	0	9910
838	1	1991-10-15		1UN *	0	0	9910

Year	Land	Bldg	Total	Net Tax
2021	8140	34480	42620	1818.08
2020	7770	34480	42250	1804.92

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



18312 TR 265 43326

Occupancy 1 Single Family

Story Height 1
Floor Level
Shingle

			Sq-Ft	Value
	Main	FRAME	1200	106310
	Subtotal			106310
	Roof	GBLE		

B 1 2 U A

Plaster/Drywall	D
Floor/Carpet	X
Number of Rooms	5
Bedrooms	3

*DWELLING COMPUTATIONS

Heating	-1430
Plumbing	-3800
Extra Features	40800
Total Value	141880

PUB ELECTRIC
PUB GAS
PUB WATER
PUB SEWER
PUB PAVED ST/RD
Topo: LEVEL

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	1 F/C		1200		D	1997AV	113500	.24	.20	86260	
2	Stable	F	24X45	1080		D	1984AV	12960	.65	.20	3630	
3	P	CAN	20X45	900		D	1984FR	5760	.70	.20	1380	
4	Garage		24X40	960		D	2007AV	18430	.45	.20	10140	
5	Lean-To		14X24	336		D	2014AV	2150	.30	.20	1200	
6	Pole Build		32X64	2048		D	2014AV	19660	.30	.20	11010	
7	P	CAN	8X30	240		D	2014AV	1540	.30	.20	860	
8	Shed	*PP	10X12	120			OLD/	0			0	
9	Shed		14X16	224		D	1984AV	2150	.65	.20	600	
10	Lean-To		10X16	160		D	2020AV	1020	.15	.20	690	
11	Pole Build		36X56	2016		D	2022AV	23390	.05	.20	17780	CONCRET FL

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				15000	15000	15000	15000
small acreage	4.6370				5000	3840	17810	17810

Call Back: Sign: PSN Date: 2015-08-05 Lister: 05-150009.0000-v082020R