BUCK TWP
RIDGEMONT SD 00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-150012.0000 AGR
A66 2025

sale

2022	YODER ALVIN H & BARBA	2003-06-18
2023	YODER ALVIN H & BARBA	2003-06-18
2024	YODER ALVIN H & BARBA	2003-06-18
2025	YODER ALVIN H & BARBARA	2003-06-18 10061 10.449A
	16653 SR 31	1WD
		$90,000
	KENTON OH 43326	

Orig Tax Year 2004
Parent: 05-150007.0000

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

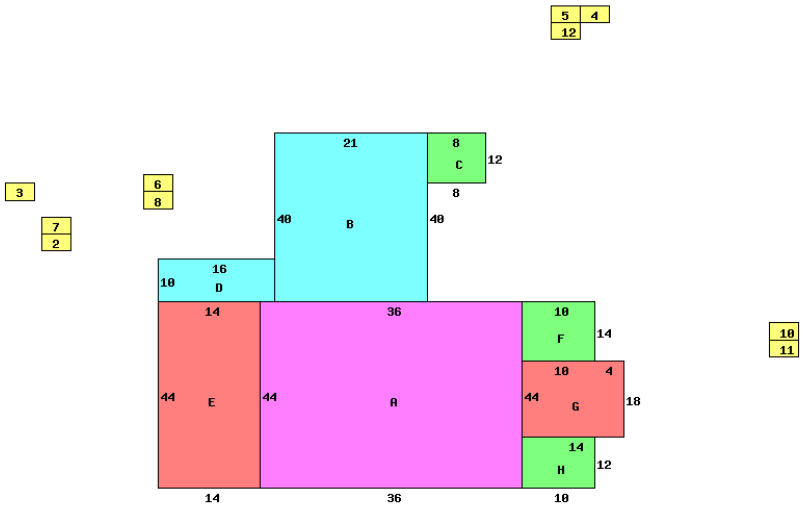
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	10.4490	10.4490	10.4490	10.4490	
Land100%	57830	63230	63230	63230	63220
Bldg100%	204340	264910	264910	264910	264900
Totl100%	262170t	328140t	328140t	328140t	328120t
Cauv100%	17940	30740	30740	30740	30730
Tax Value:					
Land 35%	6280	10760	10760	10760	22130
Bldg 35%	71520	92720	92720	92720	92720
Totl 35%	77800t	103480t	103480t	103480t	114840t
Hmstd35%	35070	40550	40550	40550	
Owner Oc	36.38	35.42	35.38	35.26	hmstd 3220 l 37330 b
Hmstd RB					
Net Tax	3289.14	3638.32	3884.76	3863.92	
Cauv Sav	596.70	403.68	430.72	428.42	
Sp-Asmnt	21.26	21.26	38.06	38.06	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		1584		a	*MAIN
04	F	O		840	10080	b	OTHER
	CAN	P		96	770	c	PORCH
1	F/C	A		616		d	ADDTN
	OFP	P		140	4200	e	PORCH
1	F/C	A		252		f	ADDTN
	OFP	P		120	3600	g	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
338	1	2003-06-18	YODER ALVIN H & BARBARA	1WD	90000	0	0

Year	Land	Bldg	Total	Net Tax
2021	6280	71520	77800	3347.04
2020	6280	36210	42490	1816.08

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



16653 SR 31 43326

Occupancy 1 Single Family

Story Height 2

Floor Level

Shingle

*DWELLING COMPUTATIONS

		Sq-Ft	Value
Main	FRAME	2452	160530
Full Upper	FRAME	1584	74810
Basement		1584	29300
Subtotal			264640
Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D D
Unfinished Wall	X
Floor/Hardwood	X X
Number of Rooms	1 7 5
Bedrooms	2 5

Heating	-4680
Plumbing	-3800
Extra Features	18650
Total Value	274810

PUB ELECTRIC
PRIV WATER
PRIV SEWER
PUB PAVED ST/RD
Topo: ROLLING

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	1HB F		4036		D	1888AV	219850	.55	.20	98930
2	Lean-To		40X70	2800		D	2017AV	17920	.20	.20	11470
3	Silo	*SV	10X16	160			OLD/	200			200
4	Pole Build		30X50	1500		D	2014AV	14400	.30	.20	8060
5	Pole Build		30X70	2100		D	2011FR	20160	.40	.20	9680
6	Shed	*SV	36X50	1800			OLD/FR	900			900
7	Bank Barn	*SV	40X62	2480			OLD/FR	1000			1000
8	Pole Build		38X50	1900		D	2008AV	18240	.45	.20	8030
10	Pole Build		32X48	1536		D	2020AV	14750	.15	.20	10030
11	P	OFP		544		D	2020AV	13060	.15	.20	8880
12	Lean-To		12X20	240		D	2020AV	1540	.15	.20	1050

Tab #	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 2	BOB	BLOUNT SILT LOAM, 2	8.7727	5770	50620	2360	20700
C 15	GYB2	GLYNWOOD CLAY LOAM	.6763	5020	3400	1230	830
680	HSITE	HOMESITE - AMISH DW	1.0000	9200	9200	9200	9200
			10.449		63220	(100%)	30730
					22130	(35%)	10760

CAUV # 3228

Call Back: Sign: PSN Date: 2015-07-27 Lister: 05-150012.0000-v082020R

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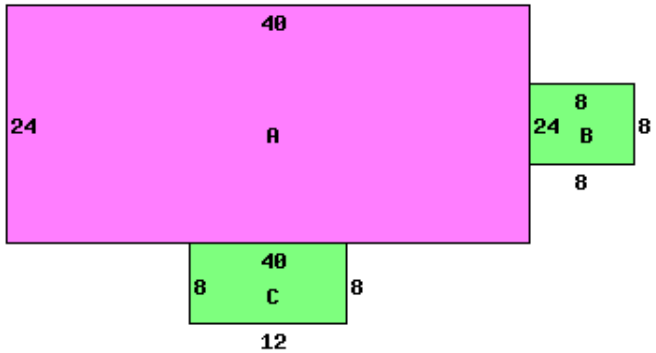
CAMA / Cont: 1

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		960		a	*MAIN
	EFP	P		64	2560	b	PORCH
	OFP	P		96	2880	c	PORCH



Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	960	100780
	Part Upper	FRAME	960	37400
	Subtotal			138180
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D D	Heating	-2360
Floor/Hardwood	X X	Plumbing	-3800
Bedrooms	1 1	Extra Features	5440
		Total Value	137460

Call Back: - - - - Sign: Date: Lister: 05-150012.0000-v082020R