BUCK TWP
RIDGEMONT SD 00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-150012.0000 AGR
A66 2026

sale

2023 YODER ALVIN H & BARBA	2003-06-18	
2024 YODER ALVIN H & BARBA	2003-06-18	
2025 YODER ALVIN H & BARBA	2003-06-18	
2026 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:- 39.00 — 41.37 — 41.16 — 41.16 — a/r

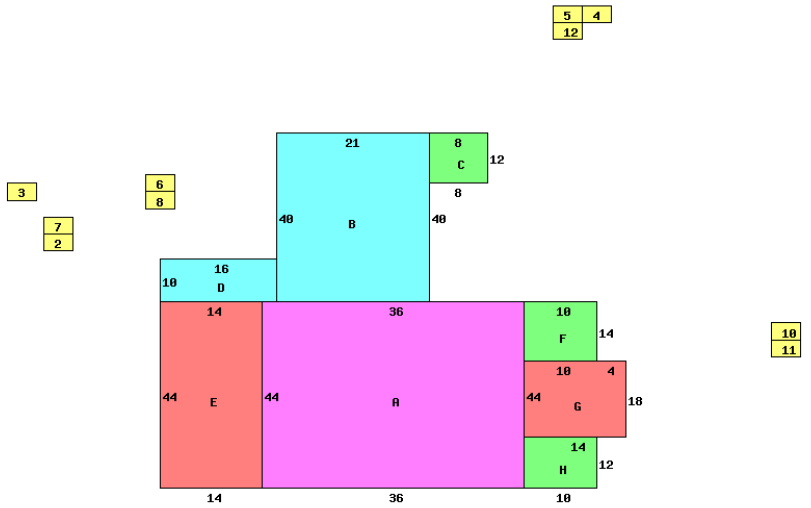
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	10.4490	10.4490	10.4490	10.4490	10.4490			
Land100%	63230	63230	63230	63230		63230	91690	91690
Bldg100%	264910	264910	264910	264910		264910	355370	355370
Totl100%	328140t	328140t	328140t	328140t		328140t	447060t	447060t
Cauv100%	30740	30740	30740	30740		63230	91690	23190
Tax Value:								
Land 35%	10760	10760	10760	10760		10760	8120	32090
Bldg 35%	92720	92720	92720	92720		92720	124380	124380
Totl 35%	103480t	103480t	103480t	103480t		103480t	132500t	156470t
Hmstd35%	40550	40550	40550	40550		40550	58430	
Owner Oc	35.42	35.38	35.26	35.26	35.26	hmstd 3220 l	37330 b	
Hmstd RB								
Net Tax	3638.32	3884.76	3863.92	3863.92	3863.92			
Cauv Sav	596.70	403.68	430.72	428.42				
Sp-Asmnt	21.26	38.06	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
2022	6280	71520	77800	3289.14
2021	6280	71520	77800	3347.04

project		ben acres	/ %	factor
500 HARDIN COUNTY LANDFILL	XA/2025			
902 MAIN DISTRICT CONSERVANCY	XA/2025			



16653 SR 31 43326

Occupancy 1 Single Family

			*DWELLING COMPUTATIONS Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	2452	160530
	Full Upper	FRAME	1584	74810
	Basement		1584	29300
	Subtotal			264640
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall		D D	Heating	-4680
Unfinished Wall	X		Plumbing	-3800
Floor/Hardwood		X X	Extra Features	18650
Number of Rooms	1	7 5	Total Value	274810
Bedrooms		2 5		

PUB ELECTRIC
PRIV WATER
PRIV SEWER
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	1HB F		4036		D	1888AV	219850	.55	.20	142460
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	3.6853	8370	30850	2230	8220
C	15	GYB2	GLYNWOOD CLAY LOAM	.3411	7280	2480	1110	380
	680	HSITE	HOMESITE - AMISH DW	1.0000	13340	13340	13340	13340
P	2	BOB	BLOUNT SILT LOAM, 2	5.0874	8370	42580	230	1170
P	15	GYB2	GLYNWOOD CLAY LOAM	.3352	7280	2440	230	80
				10.449		91690	(100%)	23190
						32090	(35%)	8120

CAUV # 3228

Call Back: Sign: PSN Date: 2015-07-27 Lister:

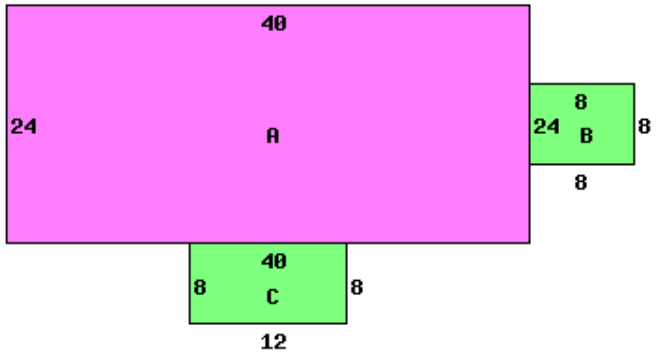
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CAMA / Cont: 1

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			
Floor/Hardwood	X	X			
Bedrooms	1	1			

Heating	-2360
Plumbing	-3800
Extra Features	5440
Total Value	137460

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
9	DWELLING	1H F/C		1920		D	2020AV	109970	.03	.20	153610

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