

BUCK TWP  
RIDGEMONT SD

00050

Hardin County, Ohio  
Michael T. Bacon, Auditor

05-160005.0000  
A55

AGR  
2025

sale

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

2022 BERRY JOHN S & SANDRA	1998-02-27
2023 BERRY JOHN S & SANDRA	1998-02-27
2024 BERRY JOHN S & SANDRA	1998-02-27
2025 BERRY JOHN S & SANDRA S	1998-02-27 10665-6 92.577A
TR 190	2FD
	\$125,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	199	199	199	199	199
Acres	92.5770	92.5770	92.5770	92.5770	
Land100%	472570	516430	516430	516430	516420
Bldg100%	24970	29940	29940	29940	29950
Totl100%	497540t	546370t	546370t	546370t	546370t
Cauv100%	107430	220570	220570	220570	220580
Tax Value:					
Land 35%	37600	77200	77200	77200	180750
Bldg 35%	8740	10480	10480	10480	10480
Totl 35%	46340t	87680t	87680t	87680t	191230t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1980.76	3112.82	3321.58	3303.82	
Cauv Sav	5462.74	3676.24	3922.76	3901.80	
Sp-Asmnt	17.38	17.38	37.43	37.43	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
108	2	1998-02-27	BERRY JOHN S & SANDRA S	2FD	125000	109030	33540
741	2	1992-08-06		2CT *	0	0	109510

Year	Land	Bldg	Total	Net Tax
2021	37600	8740	46340	2015.64
2020	37600	8740	46340	2018.86

project	ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY				
237 BERRY - SCIOTO RIVER				



TR 190

PUB PAVED ST/RD  
Topo: ROLLING  
Neighborhood:  
Code: 400  
Dwl/Gar/NC% 1.2500

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 Pole Build		40X50	2000		C	2009AV	24000	.40		14400
2 Pole Build		40X54	2160		C	2010AV	25920	.40		15550
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv				
C 1	BOA BLOUNT SILT LOAM 0-	8.4045	6030	50680	2660	22360				
C 2	BOB BLOUNT SILT LOAM, 2	33.5796	5770	193750	2360	79250				
C 14	GWB GLYNWOOD SILT LOAM	2.8438	5400	15360	1750	4980				
C 15	GYB2 GLYNWOOD CLAY LOAM	1.3584	5020	6820	1230	1670				
C 16	GYC2 GLYNWOOD CLAY LOAM	4.4928	4750	21340	1050	4720				
C 39	PM PEWAMO SILTY CLAY L	26.5789	6490	172500	3560	94620				
W 2	BOB BLOUNT SILT LOAM, 2	8.0717	3130	25260	470	3790				
W 16	GYC2 GLYNWOOD CLAY LOAM	1.5932	1460	2330	230	370				
W 39	PM PEWAMO SILTY CLAY L	5.2841	5370	28380	1670	8820				
980	ROAD ROAD	.3700								

92.577 516420 (100%) 220580 CAUV # 2671  
180750 ( 35%) 77200