

BUCK TWP
RIDGEMONT SD

00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-160008.0000
G50

RES
2025

sale

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

2022 NICHOLS LONNIE DAVID	1992-08-17
2023 NICHOLS LONNIE DAVID	1992-08-17
2024 NICHOLS LONNIE DAVID	1992-08-17
2025 NICHOLS LONNIE DAVID & 14524 CR 190	1992-08-17 10665-6 5.00A LWD
KENTON OH 43326	\$49,500

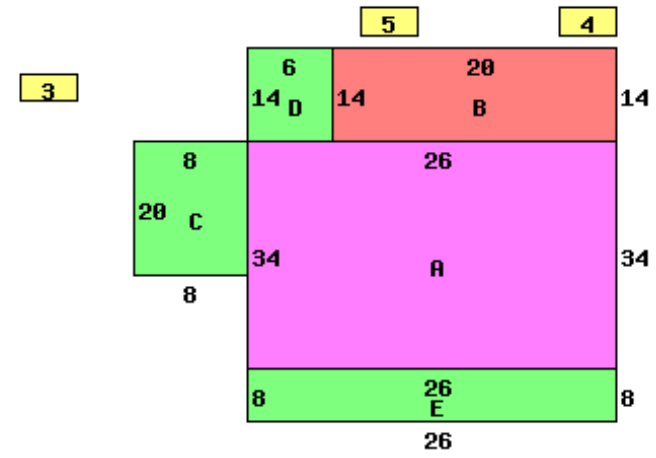
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	5.0000	5.0000	5.0000	5.0000	
Land100%	22200	31000	31000	31000	31000
Bldg100%	75540	88890	88890	88890	88890
Totl100%	97740t	119890t	119890t	119890t	119890t
Cauv100%					
Tax Value:					
Land 35%	7770	10850	10850	10850	10850
Bldg 35%	26440	31110	31110	31110	31110
Totl 35%	34210t	41960t	41960t	41960t	41960t
Hmstd35%	29580	34880	34880	34880	
Owner Oc	30.70	30.46	30.44	30.32	hmstd 5250 l 29630 b
Hmstd RB		317.58	362.68	373.64	
Net Tax	1431.58	1141.62	1196.44	1177.10	
Sp-Asmnt	23.98	23.98	32.71	32.71	

SHB+ 1HB 1	CONS F	TYPE M	FACT A	SQ-FT 884	VALUE 280	a *MAIN
	F/C	A		160	480	b ADDTN
	PAT	P		84	3360	c PORCH
	EPF	P		208	6240	d PORCH
	OFF	P				e PORCH

Sale# 770	#p 1	sale date 1992-08-17	To	Type/Invalid? LWD *	Sale\$ 49500	co:land 0	co:bldg 31110
390	0	1988-05-27		*	45000	0	31110
126	0	1988-02-23		*	0	0	31110

Year 2021	Land 7770	Bldg 26440	Total 34210	Net Tax 1456.78
2020	7770	26440	34210	1459.16

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



14524 CR 190 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1H	Sq-Ft Value
Floor Level	
Main	FRAME 1164 103120
Part Upper	FRAME 884 37170
Basement	442 8500
Subtotal	148790
Metal Roof	GABLE
Panelled Wall	X X
Unfinished Wall	X
Floor/Carpet	X X
Floor/Tile-Lino	L
Number of Rooms	1 6 3
Bedrooms	1 3
Central Heat	A
FORCED AIR	
Plumbing	
Standard	1
Extra Features	10080
Total Value	158870
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	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1HB F	2048		C-	1930AV	142980	.55	Dpr	80430
2 Shed		22X30	660	D	OLD/PR	6340	.75		1590
3 Shed		20X32	640	C	1975PR	7680	.75		1920
4 Poultry Ho		12X30	360	D	OLD/PR	2880	.75		720
5 Garage		22X32	704	D	OLD/PR	13520	.75		4230
acres/ frontage	effective	depth	depth	actual	effective	extended	true		
homesite 1.0000	frontage	depth	factor	rate	rate	value	value		
small acreage 4.0000				5000	4000	16000	16000		