BUCK TWP
RIDGEMONT SD 00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-160009.0000 AGR
A56 2026

sale

2023 BERRY JOHN S & SANDRA
2024 BERRY JOHN S & SANDRA
2025 BERRY JOHN S & SANDRA
2026 BERRY JOHN S & SANDRA S 10665-6 5.00A
16620 TR 190
$0
KENTON OH 43326

Eff Rate:- 39.00 41.37 41.16 41.16 a/r

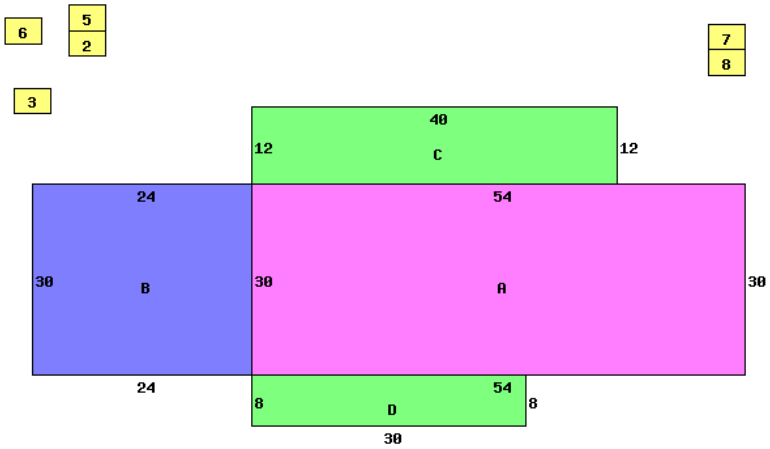
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	5.0000	5.0000	5.0000	5.0000	5.0000			
Land100%	37430	37430	37430	37430		37430	54260	54260
Bldg100%	232110	232110	232110	232110		232110	314370	314370
Totl100%	269540t	269540t	269540t	269540t		269540t	368630t	368630t
Cauv100%	24830	24830	24830	24830		37430	54260	30930
Tax Value:								
Land 35%	8690	8690	8690	8690		8690	10830	18990
Bldg 35%	81240	81240	81240	81240		81240	110030	110030
Totl 35%	89930t	89930t	89930t	89930t		89930t	120860t	129020t
Hmstd35%	70680	70680	70680	70680		70680	101820	
Owner Oc	61.74	61.66	61.46	61.46	61.46	hmstd 5250 l	65430 b	
Hmstd RB	634.12	725.36	747.28	747.28	747.28			
Net Tax	2496.84	2619.80	2579.86	2579.86	2579.86			
Cauv Sav	236.36	156.56	167.06	166.16				
Sp-Asmnt	21.84	34.14	34.14	34.14				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	B	M		1620		a	*MAIN
	B2	G		720	20160	b	GRAGE
	DK	P		480	7200	c	PORCH
	OFP	P		240	7200	d	PORCH

the 4 acres is farmed with the big farm next to it

Year	Land	Bldg	Total	Net Tax
2022	6060	69890	75950	3181.14
2021	6060	69890	75950	3237.14

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



16620 TR 190 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	BRICK	1620	136790
	Basement		1620	29970
	Subtotal			166760
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall		X	Air Conditioning	2880
Unfinished Wall	X		Plumbing	3500
Floor/Pine		X	Garages and Carports	20160
Floor/Carpet		X	Extra Features	14400
Number of Rooms	1	5	Total Value	207700
Bedrooms		3		
Central Heat		A	Neighborhood:	
FORCED AIR			Code:	400
Central A/C		A	Dwl/Gar/NC%	1.8000
Plumbing				
Standard	1			
Extra 3 Fixture	1			
Extra 2 Fixture	1			

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value	
1	DWELLING	1 B B		1620		C	1987AV	207700	.28		269180	
2	Pole Build		30X40	1200		C	1989AV	14400	.65		5040	
3	Pole Build	1 P	54X56	3024		C	1990AV	36290	.65		12700	
4	Shed		14X14	196		D	2020AV	1880	.15		1600	
5	Pole Build		28X30	840		C	1990AV	8060	.65		2820	1 SIDE OPN
6	Pole Barn		40X70	2800		C	2009AV	33600	.40		20160	
7	Shed		12X16	192		D	2020AV	1840	.15		1560	
8	P	OFP	4X16	64		D	2020AV	1540	.15		1310	

Tab #		S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 2	BOB	BLOUNT SILT LOAM, 2	2.8093	8370	23510	2230	6270
C 39	PM	PEWAMO SILTY CLAY L	.8326	9410	7830	3450	2870
W 39	PM	PEWAMO SILTY CLAY L	.1503	7790	1170	230	40
670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
980	ROAD	ROAD	.2078				
			5		54260	(100%) 30930	CAUV # 2671
					18990	(35%) 10830	

Call Back: Sign: PSN Date: 2015-07-27 Lister: 05-160009.0000-v082020R