BUCK TWP
RIDGEMONT SD 00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-160011.0000 RES
A54 2026

sale

2023 FOUT NEAL A & EMMA J		2016-12-02
2024 FOUT NEAL A & EMMA J		2016-12-02
2025 FOUT NEAL A & EMMA J		2016-12-02
2026 FOUT NEAL A & EMMA J		2016-12-02 10665-10666 2.423A
16812 TR 190		1WD
		$0
KENTON OH 43326		

Orig Tax Year 1999
Parent: 05-160005.0000

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

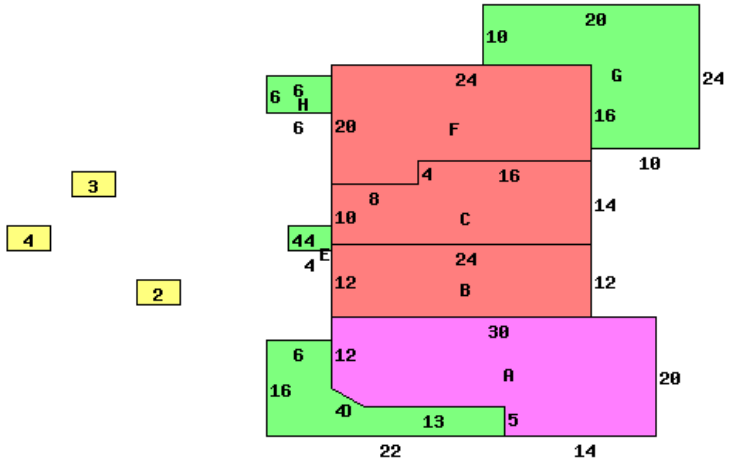
	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	511	511	511	511	0	511	511	511
Acres	2.4230	2.4230	2.4230	2.4230	2.4230			
Land100%	22110	22110	22110	22110		22110	24370	24370
Bldg100%	193860	193860	193860	193860		193860	278200	278190
Totl100%	215970t	215970t	215970t	215970t		215970t	302570t	302560t
Cauv100%								
Tax Value:								
Land 35%	7740	7740	7740	7740		7740	8530	8530
Bldg 35%	67850	67850	67850	67850		67850	97370	97370
Totl 35%	75590t	75590t	75590t	75590t		75590t	105900t	105900t
Hmstd35%	72340	72340	72340	72340		72340	102650	
Owner Oc	63.18	63.12	62.90	62.90	62.90	hmstd 5250 l	67090 b	
Hmstd RB								
Net Tax	2620.42	2800.44	2785.36	2785.36	2785.36			
Sp-Asmnt	21.08	32.12	32.12	32.12				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		516		a	*MAIN
1HB	F	A		288		b	ADDTN
2 B	F	A		304		c	ADDTN
	OFP	P		181	5430	d	PORCH
	DK	P		16	240	e	PORCH
2	F	A		416		f	ADDTN
	OFP	P		340	10200	g	PORCH
	OFP	P		36	1080	h	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
470	1	2016-12-02	FOUT NEAL A & EMMA J	1WD *	0	14770	69110
94	1	1998-02-23	FOUR NEAL A & EMMA J	1FD	62000	0	0

Year	Land	Bldg	Total	Net Tax
2022	5900	51580	57480	2399.38
2021	5900	51580	57480	2441.62

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



16812 TR 190 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1524	120370
	Full Upper	FRAME	1236	63490
	Part Upper	FRAME	288	17520
	Basement		1108	20640
	Subtotal			222020
Slate	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X X	Air Conditioning	5430
Unfinished Wall	X	Plumbing	2100
Floor/Pine	X X	Extra Features	16950
Floor/Carpet	X X	Total Value	246500
Number of Rooms	1 4 5		
Bedrooms	5	PUB ELECTRIC	
		PRIV WATER	
Central Heat	A	PRIV SEWER	
		PUB PAVED ST/RD	
Central A/C	A	Topo: ROLLING	
Plumbing			
Standard	1	Neighborhood:	
Extra 3 Fixture	1	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	2 B F		3048		C	OLD/GD	246500	.40		266220
2	Garage		24X27	648		C	1982AV	15550	.65		9800
3	Flat Barn			2260		D	OLD/FR	21700	.80	.50	2170
4	Shed	*NV	10X12	120			OLD/FR	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	1.4230				5000	5000	7120	7120

Call Back: Sign: PSN Date: 2018-06-20 Lister: