

BUCK TWP
RIDGEMONT SD

00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-170001.0000
A50

AGR
2025

sale

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

2022	DEVRIES DAIRY LLC	2021-12-23			
2023	DEVRIES DAIRY LLC	2021-12-23			
2024	DEVRIES DAIRY LLC	2021-12-23			
2025	DEVRIES DAIRY LLC	2021-12-23	10019	9.957A	
	17717 SR 31	5WD			
	MT VICTORY OH 43340	\$1,668,000			

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	113	113	113	113	113	113
Acres	34.6600	34.6600	9.9570	9.9570	9.9570	66300
Land100%	183400	202850	66310	66310	66310	261000
Bldg100%	226340	261000	261000	261000	261000	327300t
Totl100%	409740t	463860t	327310t	327310t	302570t	41580
Cauv100%	58540	41570	41570	41570		
Tax Value:						
Land 35%	20490	14550	14550	14550	14550	23210
Bldg 35%	79220	91350	91350	91350	91350	91350
Totl 35%	99710t	105900t	105900t	105900t	105900t	114560t
Hmstd35%	36920	41920	41920	41920	41920	
Owner Oc	38.30	36.62	36.58	36.44	36.44	hmstd 5250 l 36670 b
Hmstd RB						
Net Tax	4223.74	3723.04	3975.22	3953.92	3953.92	
Cauv Sav	1867.92	2004.10	328.06	326.30		
Sp-Asmnt	42.65	183.59	193.23	193.23		

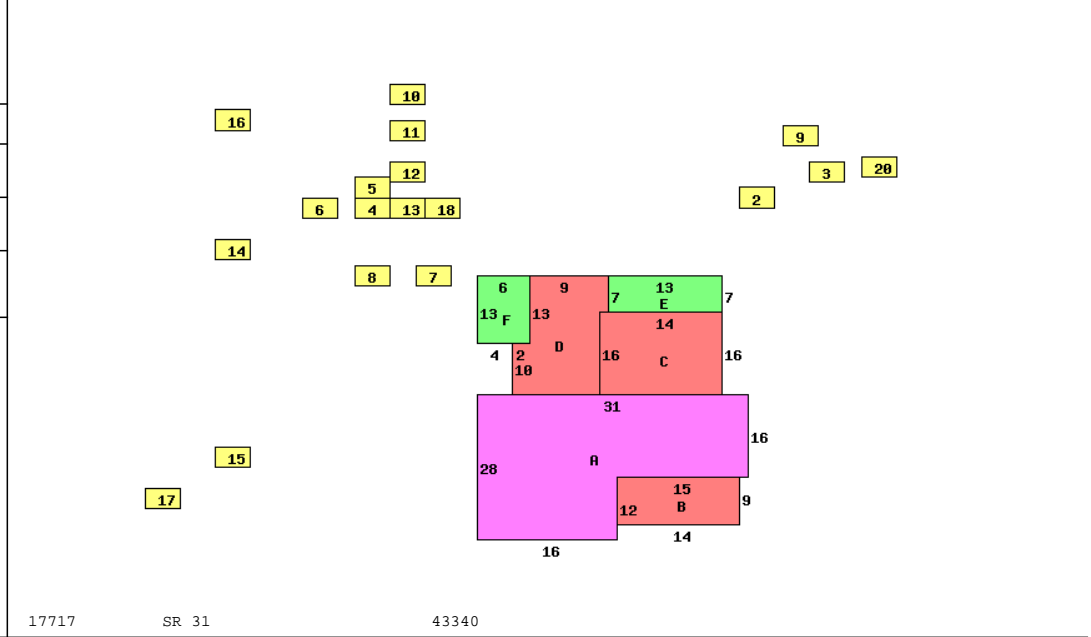
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1H	F	M		688		b	ADDTN
1	F/C	A		126		c	ADDTN
1 B	F	A		224		d	ADDTN
1	F/C	A		211		e	PORCH
	OFF	P		91	2730	f	PORCH
	STP	P		78	310		

#: 17 L/W
051700170000 .637a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
691	5	2021-12-23	DEVRIES DAIRY LLC	5WD	1668000	192340	226340
823	1	1990-10-10		1UN *	125764	0	132600

Year	Land	Bldg	Total	Net Tax
2021	21120	79220	100340	4325.50
2020	21120	79220	100340	4302.04

Project	ben acres	%	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
140 ARCHER - SCIOTO RIVER			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025



17717 SR 31 43340

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1T	Sq-Ft	Value
Floor Level	Main	FRAME	1249 106940
	Part Upper	FRAME	688 32930
	Basement		224 4590
	Subtotal		144460
Shingle	Roof	GABLE	
Plaster/Drywall	X X	Air Conditioning	3560
Unfinished Wall	X	Extra Features	3040
Floor/Pine	X X	Total Value	151060
Floor/Carpet	X		
Number of Rooms	1 3 3	PUB ELECTRIC	
Bedrooms	3	PRIV WATER	
		PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
GRAV AIR		Topo: ROLLING	
Central A/C	A		
Plumbing		Neighborhood:	
Standard	1	Code:	400
		Dwl/Gar/NC%	1.2500

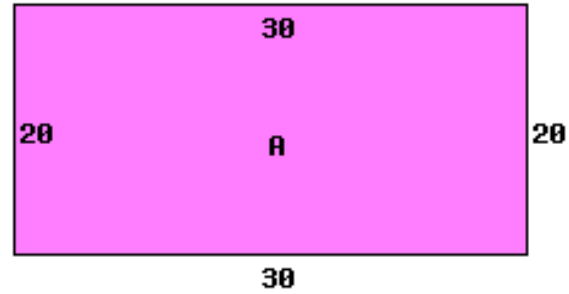
Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1HB F		1937		C	1900AV		151060	.55		84970
2 Shed	*SV	0	14X20	280		1900FR		400			400
3 Milk House	*SV	0	12X18	216		OLD/FR		4200	.80		840
4 Flat Barn			34X64	2176	D	OLD/AV		20890	.80	.50	2090
5 LOAF SHED	*	0	34X76	2584		OLD/FR		2500			2500
6 Lean-To			30X34	1020	D	OLD/FR		6530	.70		1960
7 Garage			30X40	1200	C	2008AV		28800	.45		19800
8 Grain Bin	*PP	0	27X24	648	C	1971AV		0			0
9 Pole Build		1	120X48	5760	C	1972AV		55300	.65		19360
10 SILO-RD	*	0	16X48	768		1971FR		11900	.80	.20	1900
11 SILO-RC	*	0	20X76	1520		1977AV		23100	.50	.20	9240
12 SILO-RC	*	0	20X76	1520		1978AV		23100	.50	.20	9240
13 Milk Parlo			14X44	616		1920FR		9240	.70	.50	1390
14 Shed	*SV		12X16	192		OLD/AV		300			300
15 Shed			18X24	432	D	1970FR		2070	.70		620
16 Pole Barn		1	120X72	8640	C	1970FR		103680	.70		31100
17 POND	*.82A			0		OLD/		0			0
18 Lean-To			14X56	784	D	OLD/FR		5020	.70		1510
20 Shed			12X16	192	D	OLD/FR		1840	.70		550

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
0		.0000				
C 16	GYC2 GLYNWOOD CLAY LOAM	5.3590	4750	25460	1050	5630
C 39	PM PEWAMO SILTY CLAY L	1.6700	6490	10840	3560	5950
C 670	HSITE HOMESITE	2.0000	15000	30000	15000	30000
980	ROAD ROAD	.9280				
0		.0000				
0		.0000				
0		.0000				
0		.0000				
0		.0000				
0		.0000				

		9.957		66300	(100%)	41580	CAUV # 4445
				23210	(35%)	14550	

CAMA / Cont: 2

SHB+ CONS TYPE FACT SQ-FT VALUE
1 F/C M 600 a *MAIN



17717 SR 31 43340

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
		Sq-Ft	Value
Story Height	1		
Floor Level	Main	600	82280
	Subtotal		82280
Shingle	Roof		
	B 1 2 U A		
Plaster/Drywall	D		
Floor/Carpet	X		
Number of Rooms	2		
Central Heat	A		
FORCED AIR			
Plumbing			
Standard	1		
	Total Value		82280

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
19 DWELLING	1 F/C	FtxFt	600	Rate	D	2011AV	65820	Dpr	Dpr	Value
								.11		73230

Call Back: - - - - Sign: Date: Lister: 05-170001.0000-v082020R