BUCK TWP
RIDGEMONT SD 00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-170001.0000 AGR
A50 2026

sale

2023 DEVRIES DAIRY LLC	2021-12-23	
2024 DEVRIES DAIRY LLC	2021-12-23	
2025 DEVRIES DAIRY LLC	2021-12-23	
2026 DEVRIES DAIRY LLC	2021-12-23 10019 9.957A	
17717 SR 31	5WD	
	$1,668,000	
MT VICTORY OH 43340		

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	113	113	113	113	0	113	113	113
Acres	34.6600	9.9570	9.9570	9.9570	9.9570			
Land100%	202860	66310	66310	66310		66310	96140	96130
Bldg100%	261000	261000	261000	261000		261000	339310	339310
Totl100%	463860t	327310t	327310t	327310t		327310t	435460t	435440t
Cauv100%	41570	41570	41570	41570		66310	96140	53930
Tax Value:								
Land 35%	14550	14550	14550	14550		14550	18880	33650
Bldg 35%	91350	91350	91350	91350		91350	118760	118760
Totl 35%	105900t	105900t	105900t	105900t		105900t	137640t	152400t
Hmstd35%	41920	41920	41920	41920		41920	68030	
Owner Oc	36.62	36.58	36.44	36.44	36.44	hmstd 5250 l	36670 b	
Hmstd RB								
Net Tax	3723.04	3975.22	3953.92	3953.92	3953.92			
Cauv Sav	1867.92	2004.10	328.06	326.30				
Sp-Asmnt	183.59	193.23	193.23	193.23				

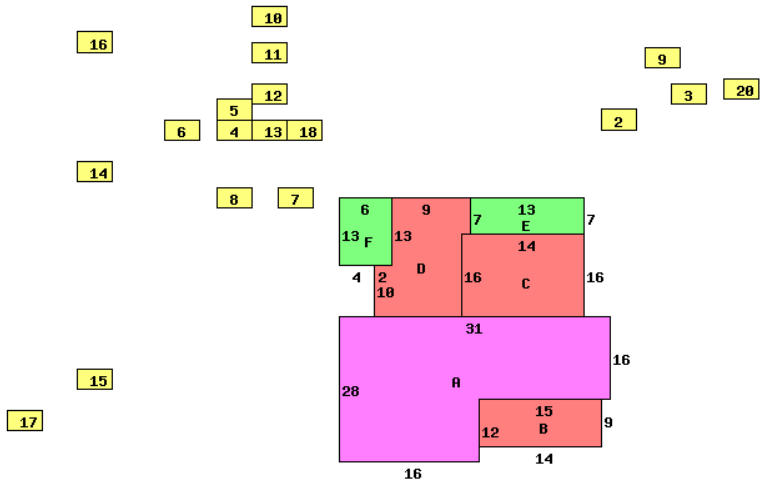
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F	M		688		a	*MAIN
1	F/C	A		126		b	ADDTN
1 B	F	A		224		c	ADDTN
1	F/C	A		211		d	ADDTN
	OFP	P		91	2730	e	PORCH
	STP	P		78	310	f	PORCH

#: 17 L/W
0517001700000 .637a

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
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
2022	20490	79220	99710	4223.74
2021	21120	79220	100340	4325.50

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

			Sq-Ft	Value
Story Height 1T				
Floor Level	Main	FRAME	1249	106940
	Part Upper	FRAME	688	32930
	Basement		224	4590
	Subtotal			144460
Shingle	Roof	GABLE		

B 1 2 U A

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%	1.8000

	Bldg Type	SHB+Cons		DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value	
1	DWELLING	1HB F			1937		C	1900AV	151060	.55		122360	
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		28510	
8	Grain Bin	*PP	0	27X24	648		C	1971AV	0			0	
9	Pole Build		1	120X48	5760		C	1972AV	55300	.65		19360	1 SIDE OPN
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	1 SIDE OPN 2 SIDE OPN
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
C 16	GYC2	GLYNWOOD CLAY LOAM	2.0425	6890	14070	870	1780
C 39	PM	PEWAMO SILTY CLAY L	.6806	9410	6400	3450	2350
C 670	HSITE	HOMESITE	2.0000	21750	43500	21750	43500
980	ROAD	ROAD	.9280				
C 39	PM	PEWAMO SILTY CLAY L	.9894	9410	9310	3450	3410
C 16	GYC2	GLYNWOOD CLAY LOAM	3.3165	6890	22850	870	2890

	9.957	96130	(100%)	53930
		33650	(35%)	18880

CAUV # 4445

Call Back: Sign: PSN Date: 2015-07-27 Lister:
Call Back: Sign: PSN Date: 2015-07-27 Lister:
Call Back: Sign: PSN Date: 2013-07-29 Lister:

05-170001.0000-v082020R

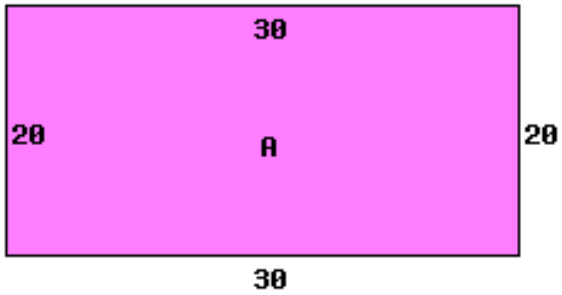
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CAMA / Cont: 2

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	FRAME	600	82280
	Subtotal			82280
Shingle	Roof	GABLE		
B 1 2 U A				
Plaster/Drywall	D	Total Value		82280
Floor/Carpet	X			
Number of Rooms	2			
Central Heat	A			
FORCED AIR				
Plumbing				
Standard	1			

	Bldg Type	SHB+	Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
19	DWELLING	1	F/C		600		D	2011AV	65820	.11		105440

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