BUCK TWP
RIDGEMONT SD 00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-170019.0000 RES
A42 2026

sale

2023	WILLS GREGG M	2020-02-24
2024	WILLS GREGG M	2020-02-24
2025	WILLS GREGG M	2020-02-24
2026	WILLS GREGG M	2020-02-24 10019 2.95A
	17606 CR 190	1WD
		$170,000
	KENTON OH 43326	

Orig Tax Year 2001
Parent: 05-170012.0000

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	2.9500	2.9500	2.9500	2.9500	2.9500			
Land100%	24090	24090	24090	24090		22170	22170	26340
Bldg100%	129940	129940	129940	129940		129940	183510	183500
Totl100%	154030t	154030t	154030t	154030t		152110t	205690t	209840t
Cauv100%	22170	22170	22170	22170		22170	22170	
Tax Value:								
Land 35%	8430	8430	8430	8430		8430	9220	9220
Bldg 35%	45480	45480	45480	45480		45480	64230	64220
Totl 35%	53910t	53910t	53910t	53910t		53910t	73450t	73440t
Hmstd35%	47850	47850	47850	47850		47850	67380	
Owner Oc	41.80	41.74	41.60	41.60	41.60	hmstd 5250 l	42600 b	
Hmstd RB	317.58	362.68	373.64	373.64	373.64			
Net Tax	1554.54	1637.84	1616.12	1616.12	1616.12			
Sp-Asmnt	34.05	42.06	42.06	42.06				

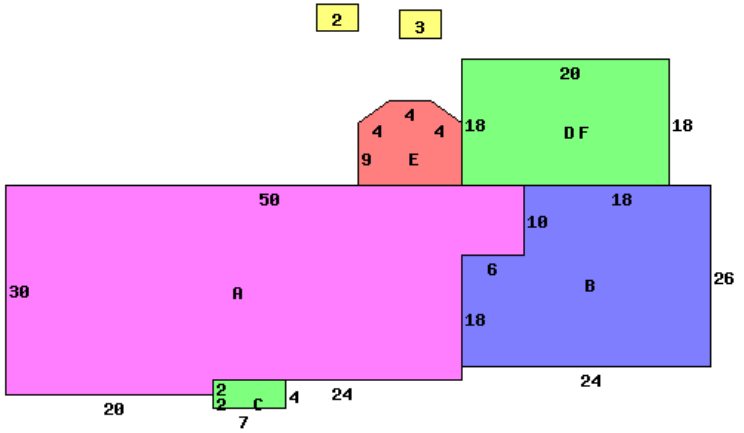
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1332		a	*MAIN
	F2	G		564	13540	b	GRAGE
	STP	P		28	110	c	PORCH
	CAN	P		360	2880	d	PORCH
1	F/C	A		111		e	ADDTN
	PAT	P		360	1080	f	PORCH

gas fireplace
12-28-2007 transfer on death to Phil Weaver
Pt of farm next to this parcel

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
74	1	2020-02-24	WILLS GREGG M	1WD		170000	22170	98310
69	1	2020-02-24	WEAVER PHILLIP & VALERIE	1AF	*	0	22170	98310
498	4	2007-12-17	WEAVER PAULINE	4QC	*	0	17940	79430
511	1	2000-11-30	WEAVER PAULINE	1CT	*	0	0	0

Year	Land	Bldg	Total	Net Tax
2022	6460	41540	48000	1641.64
2021	6460	41540	48000	1670.52

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



17606 CR 190 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1443	114080
	Basement		1332	24660
	Subtotal			138740
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	P	600 sq ft	Basement Finish	6560
Panelled Wall	X		Air Conditioning	2530
Floor/Hardwood	X		Plumbing	1400
Floor/Pine	X		Garages and Carports	13540
Floor/Carpet	X		Extra Features	5110
Floor/Concrete	X		Total Value	167880
Number of Rooms	2 5			
Bedrooms	3		PUB ELECTRIC	
			PRIV WATER	
Central Heat	A		PRIV SEWER	
FORCED AIR			PUB PAVED ST/RD	
Central A/C	A			
Plumbing			Neighborhood:	
Standard	1		Code:	400
Extra 2 Fixture	1		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	1 B F		2043		C	1959AV	167880	.42		175270
2	Shed		28X70	1960		C	1965AV	23520	.65		8230
3	Shed	*NV	10X14	80			OLD/	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	1.8181				5000	5000	9090	9090
road	.1319							

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