BUCK TWP
RIDGEMONT SD 00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-170022.0000 RES
A53 2025

sale

2022	TERRILL COLBYN DANE &	2021-06-21
2023	TERRILL COLBYN DANE &	2021-06-21
2024	TERRILL COLBYN DANE &	2021-06-21
2025	TERRILL COLBYN DANE & N	2021-06-21 10019 5.00A
	16908 TR 190	2WD
		$475,000
	KENTON OH 43326	

Orig Tax Year 2009
Parent: 05-170013.0000

2027	HOFFMANN ZACHARY ALAN &	2026-04-21
	16908 TR 190	2WD
	KENTON OH 43326	

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

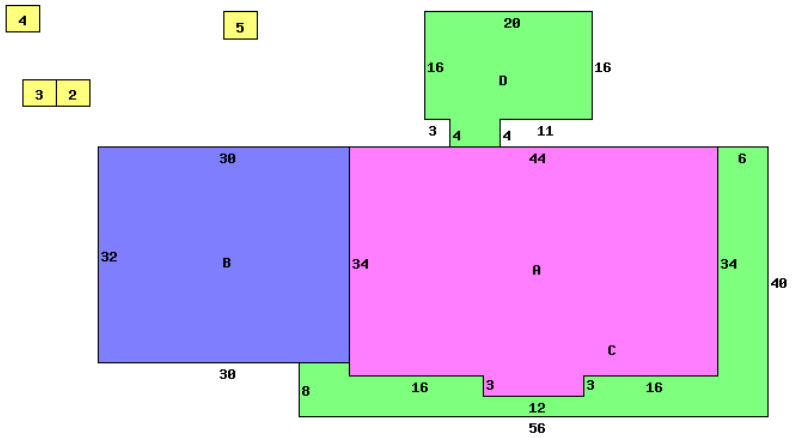
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	5.0000	5.0000	5.0000	5.0000	
Land100%	22200	31000	31000	31000	31000
Bldg100%	301540	376690	376690	391030	391040
Totl100%	323740t	407690t	407690t	422030t	422040t
Cauv100%					
Tax Value:					
Land 35%	7770	10850	10850	10850	10850
Bldg 35%	105540	131840	131840	136860	136860
Totl 35%	113310t	142690t	142690t	147710t	147710t
Hmstd35%	103860	128610	128610	128610	
Owner Oc	107.76	112.32	112.20	111.82	hmstd 5250 l 123360 b
Hmstd RB					
Net Tax	4735.60	4953.48	5293.32	5453.96	
Sp-Asmnt	22.48	22.48	39.33	39.33	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		1532		a	*MAIN
	F	G		960	23040	b	GRAGE
	OFP	P		516	15480	c	PORCH
	PAT	P		344	1030	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
128	2	2026-04-21	HOFFMANN ZACHARY ALAN &	2WD	800000	31000	391030
274	2	2021-06-21	TERRILL COLBYN DANE & NIC	2WD	475000	22200	301540
50	1	2008-01-30	GAMBY MICHAEL S & ABIGAI	1SD *	0	0	0

Year	Land	Bldg	Total	Net Tax
2021	7770	105540	113310	4818.98
2020	7770	105540	113310	4826.80

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



16908 TR 190 43326

Occupancy 1 Single Family

Story Height 2
Floor Level

			Sq-Ft	Value
Main	FRAME		1532	121000
Full Upper	FRAME		1532	72490
Basement			1532	28340
Subtotal				221830
Roof	GABLE			

Shingle

*DWELLING COMPUTATIONS

B 1 2 U A

Plaster/Drywall	D D
Unfinished Wall	X
Floor/Hardwood	X X
Floor/Carpet	X X
Floor/Concrete	X
Floor/Tile-Lino	T T
Number of Rooms	1 5 4
Bedrooms	4
Central Heat	A
FORCED AIR	
Central A/C	A
Plumbing	
Standard	1
Extra 3 Fixture	1
Extra 2 Fixture	1

Air Conditioning	5200
Plumbing	3500
Garages and Carports	23040
Extra Features	16510
Total Value	270080

PUB PAVED ST/RD
Topo: ROLLING

Neighborhood:
Code: 400
Dwl/Gar/NC% 1.2500

	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		3064		B-	2008GD	324100	.13		352460
2	Pole Barn		48X60	2880		C	2009AV	34560	.40		20740
3	P	CAN	5X14	70		C	2009AV	560	.40		340
4	Shed		16X24	384		D	2020AV	3690	.15		3140
5	Pole Barn		30X42	1260		C	2024AV	15120	.05		14360

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				15000	15000	15000	15000
small acreage	4.0000				5000	4000	16000	16000

Call Back: Sign: PSN Date: 2015-07-27 Lister: 05-170022.0000-v082020R