BUCK TWP
RIDGEMONT SD 00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-170022.0000 RES
A53 2026

sale

2023	TERRILL COLBYN DANE &	2021-06-21
2024	TERRILL COLBYN DANE &	2021-06-21
2025	TERRILL COLBYN DANE &	2021-06-21
2026	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

2028	HOFFMANN ZACHARY ALAN &	2026-04-21
	16908 TR 190	2WD
	KENTON OH 43326	

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

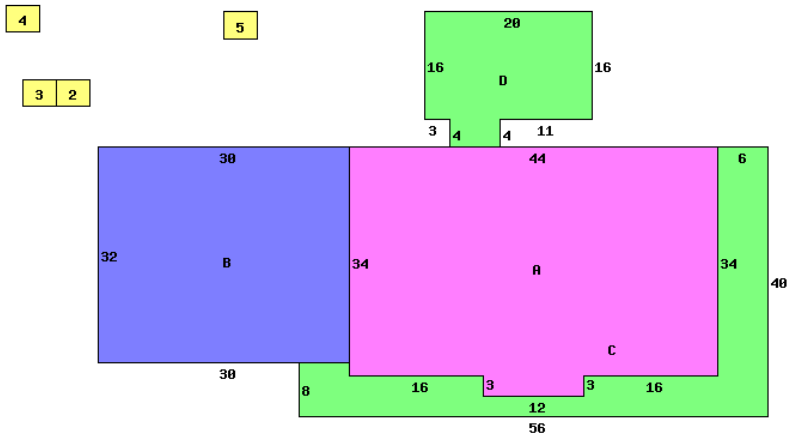
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	5.0000	5.0000	5.0000	5.0000	5.0000			
Land100%	31000	31000	31000	31000		31000	33260	33250
Bldg100%	376690	376690	391030	391030		391030	546110	546120
Totl100%	407690t	407690t	422030t	422030t		422030t	579370t	579370t
Cauv100%								
Tax Value:								
Land 35%	10850	10850	10850	10850		10850	11640	11640
Bldg 35%	131840	131840	136860	136860		136860	191140	191140
Totl 35%	142690t	142690t	147710t	147710t		147710t	202780t	202780t
Hmstd35%	128610	128610	128610	128610		128610	183680	
Owner Oc	112.32	112.20	111.82	111.82	111.82	hmstd 5250 l 123360 b		
Hmstd RB								
Net Tax	4953.48	5293.32	5453.96	5453.96	5453.96			
Sp-Asmnt	22.48	39.33	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
2022	7770	105540	113310	4735.60
2021	7770	105540	113310	4818.98

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



16908 TR 190 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1532	121000
	Full Upper	FRAME	1532	72490
	Basement		1532	28340
	Subtotal			221830
Shingle	Roof	GABLE		

	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%	1.8000		

	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		3064		B-	2008GD	324100	.13		507540
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				17250	17250	17250	17250
small acreage	4.0000				5000	4000	16000	16000

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

05-170022.0000-v082020R