

BUCK TWP  
RIDGEMONT SD

00050

Hardin County, Ohio  
Michael T. Bacon, Auditor

05-180003.0000  
A02

RES  
2025

sale

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

2022	MILLER ALBERT A ETAL	2013-03-01			
2023	MILLER ALBERT A ETAL	2013-03-01			
2024	MILLER ALBERT A ETAL	2013-03-01			
2025	SHUSTER JOHN & JENNIFER	2024-04-16	10016	4.437A	
	17335 TR 265				
					lwd
					\$158,500
	KENTON OH 43326				

Tax Year	2022	2023	2024	2025	
Prop Cls	511	511	511	511	CAMA
Acres	4.4370	4.4370	4.4370	4.4370	511
Land100%	21140	29230	29230	29230	29230
Bldg100%	84060	97140	97140	97140	97140
Totl100%	105200t	126370t	126370t	126370t	126370t
Cauv100%	40830	40830	40830	40830	
Tax Value:					
Land 35%	7400	10230	10230	10230	10230
Bldg 35%	29420	34000	34000	34000	34000
Totl 35%	36820t	44230t	44230t	44230t	44230t
Hmstd35%	26800	31270			
Owner Oc	27.80	27.32	27.28		
Hmstd RB					
Net Tax	1546.04	1542.94	1648.28	1666.60	
Sp-Asmnt	20.81	20.81	29.55	29.55	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE			
2 B	F	M		672		a	*MAIN	
1	F/C	A		144		b	ADDTN	
	DK	P		32	480	c	PORCH	
	OPF	P		140	4200	d	PORCH	
	FAT	P		112	340	e	PORCH	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
136	1	2024-04-16	SHUSTER JOHN & JENNIFER	lwd	158500	29230	97140
182	1	2024-04-16	MYERS RALPH & CRYSTAL	lwd *	0	29230	97140
100	1	2013-03-01	MILLER ALBERT A ETAL	lwd	85000	19060	54570
282	1	2009-09-16	REYNOLDS LORA L	lqc *	0	19030	62830
478	1	1999-08-16	REYNOLDS TODD N & LORA L	lwd	50000	24200	31540
861	1	1994-09-16	BROOKSIDE ESTATES LTD AN	lwd *	0	0	107200
352	1	1992-04-21		lun *	0	0	106910

Year	Land	Bldg	Total	Net Tax
2021	7400	29420	36820	1573.26
2020	7400	23720	31120	1327.48

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

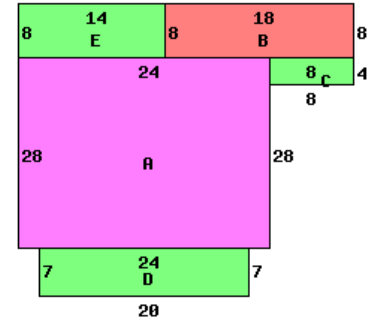
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17335 TR 265 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 2	Sq-Ft Value
Floor Level	
Main	FRAME 816 96680
Full Upper	FRAME 672 52250
Basement	336 6530
Subtotal	155460
Shingle	Roof GABLE
Fiberboard Wall	X X Heating -1780
Floor/Carpet	X X Plumbing -3800
Floor/Concrete	X Extra Features 5020
Floor/Tile-Lino	X Total Value 154900
Number of Rooms	1 3 3
Bedrooms	3
	PUB ELECTRIC
	PRIV WATER
	PRIV SEWER
	PUB PAVED ST/RD
	Topo: ROLLING
	Neighborhood:
	Code: 400
	Dwl/Gar/NC% 1.2500

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B F	1488		D	OLD/GD	123920	.40	.20	74350
2 Pole Barn		30X36	1080	D	2006AV	10370	.50	.20	4150
3 Shed	*PP	10X12	120		OLD/	0			0
4 Shed	*SV	16X24	384		OLD/FR	200			200
5 Shed	*PP	4X6	24		OLD/	0			0
7 Bank Barn		40X56	2240	D	2020AV	21500	.15	.20	14620
8 Lean-To		8X40	320	D	2020AV	2050	.15	.20	1390
9 Lean-To			560	D	2020AV	3580	.15	.20	2430
homesite	acres/	effective	depth	actual	effective	extended	true		
small acreage	frontage	frontage	depth	rate	rate	value	value		
	1.0000			15000	15000	15000	15000		
	3.4370			5000	4140	14230	14230		