BUCK TWP
RIDGEMONT SD 00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-180003.0000 RES
A02 2026

sale

2023	MILLER ALBERT A ETAL	2013-03-01
2024	MILLER ALBERT A ETAL	2013-03-01
2025	SHUSTER JOHN & JENNIF	2024-04-16
2026	SHUSTER JOHN & JENNIFER	2024-04-16 10016 4.437A
	17335 TR 265	1WD
		$158,500
	KENTON OH 43326	

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

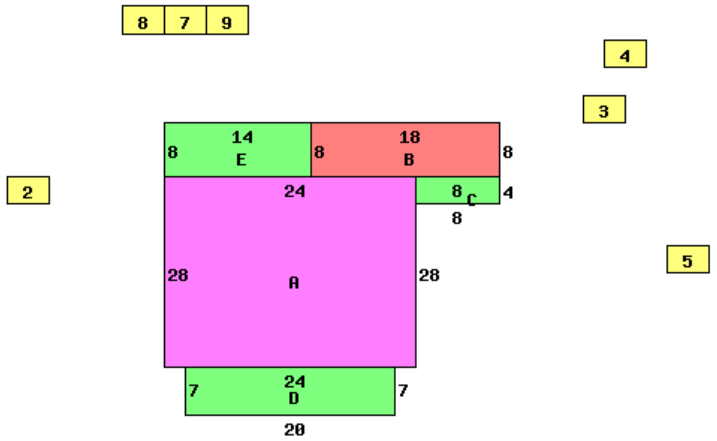
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	4.4370	4.4370	4.4370	4.4370	4.4370			
Land100%	29230	29230	29230	29230		40830	40830	31480
Bldg100%	97140	97140	97140	97140		97140	129860	129860
Totl100%	126370t	126370t	126370t	126370t		137970t	170690t	161340t
Cauv100%	40830	40830	40830	40830		40830	40830	
Tax Value:								
Land 35%	10230	10230	10230	10230		10230	11020	11020
Bldg 35%	34000	34000	34000	34000		34000	45450	45450
Totl 35%	44230t	44230t	44230t	44230t		44230t	56470t	56470t
Hmstd35%	31270							
Owner Oc	27.32	27.28						
Hmstd RB								
Net Tax	1542.94	1648.28	1666.60	1666.60	1666.60			
Sp-Asmnt	20.81	29.55	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
	OFP	P		140	4200	d	PORCH
	PAT	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	1WD		158500	29230	97140
182	1	2024-04-16	MYERS RALPH & CRYSTAL	1WD	*	0	29230	97140
100	1	2013-03-01	MILLER ALBERT A ETAL	1SD		85000	19060	54570
282	1	2009-09-16	REYNOLDS LORA L	1QC	*	0	19030	62830
478	1	1999-08-16	REYNOLDS TODD N & LORA L	1WD		50000	24200	31540
861	1	1994-09-16	BROOKSIDE ESTATES LTD AN	1WD	*	0	0	107200
352	1	1992-04-21		1UN	*	0	0	106910

Year	Land	Bldg	Total	Net Tax
2022	7400	29420	36820	1546.04
2021	7400	29420	36820	1573.26

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



17335 TR 265 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	816	96680
	Full Upper	FRAME	672	52250
	Basement		336	6530
	Subtotal			155460
Shingle	Roof	GABLE		

B 1 2 U A

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%	1.8000

	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		1488		D	OLD/GD	123920	.40	.20	107070
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

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	3.4370				5000	4140	14230	14230

Call Back: Sign: PSN Date: 2015-07-23 Lister:

05-180003.0000-v082020R