

BUCK TWP
RIDGEMONT SD

00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-180004.0000
A04

AGR
2025

sale

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

2022 YODER ALBERT H & CLAR	2005-02-23	
2023 YODER ALBERT H & CLAR	2005-02-23	
2024 YODER ALBERT H & CLAR	2005-02-23	
2025 YODER ALBERT H & CLARA	2005-02-23	10016 ETC 73.65A
17241 TR 265	1SD	
KENTON OH 43326	\$210,000	

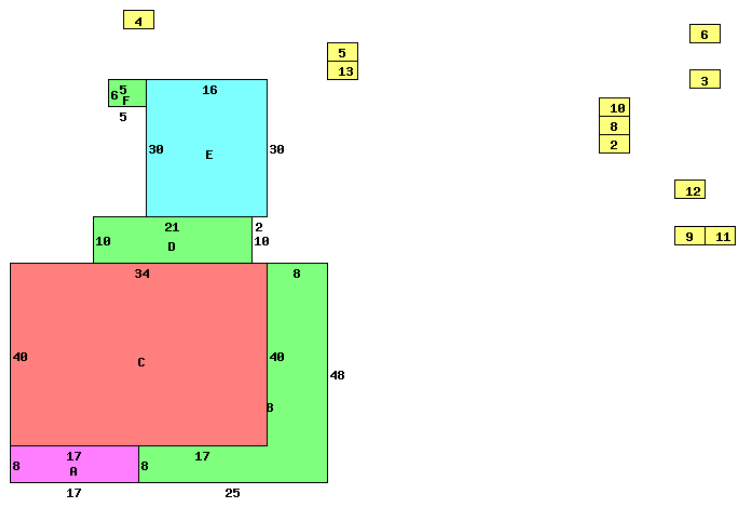
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	73.6500	73.6500	73.6500	73.6500	
Land100%	368600	402910	402910	402910	402920
Bldg100%	197660	234910	234910	234910	234920
Totl100%	566260t	637830t	637830t	637830t	637840t
Cauv100%	93860	180430	180430	180430	180430
Tax Value:					
Land 35%	32850	63150	63150	63150	141020
Bldg 35%	69180	82220	82220	82220	82220
Totl 35%	102030t	145370t	145370t	145370t	223240t
Hmstd35%	45710	53870	53870	53650	
Owner Oc	47.42	47.04	47.00	46.64	hmstd 3220 l 50430 b
Hmstd RB					
Net Tax	4313.80	5113.90	5460.04	5430.96	
Cauv Sav	4110.26	2764.54	2949.94	2934.18	
Sp-Asmnt	32.16	32.16	56.76	56.76	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	F/C	M		136			b PORCH
	OFF	P		520	15600		c ADDTN
2 B	F	A		1360			d PORCH
	OFF	P		210	8400		e OTHER
04	F	O		480	5760		f PORCH
	OFF	P		30	900		

SEE 004L FOR SCHOOL #: 19-003 L/W
10-14-16 16173 TR 265 ADDRESS GIVEN TO CEMETERY
051900030000 65.50a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
117	1	2005-02-23	YODER ALBERT H & CLARA M	1SD	210000	128940	133030
Year	Land	Bldg	Total	Net Tax			
2021	32850	69180	102030	4389.72			
2020	32850	69180	102030	4375.26			

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



17241 TR 265 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	1496 117750
	Full Upper	FRAME	1496 70640
	Basement		1360 25170
	Subtotal		213560
Metal	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	D D	Heating	-3440
Floor/Pine	X X	Plumbing	-3800
Number of Rooms	1 4 6	Extra Features	30660
Bedrooms	1 6	Total Value	236980
		PUB ELECTRIC	
		PRIV WATER	
		PUB PAVED ST/RD	
		Topo: ROLLING	
		Neighborhood:	
		Code:	400
		Dwl/Gar/NC%	1.2500

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 F/C	2992			D	1993AV	189580	.24 .20	.20	.20	144080
2 Lean-To		18X20	360		D	1970FR	2300	.70 .20	.20	.20	550
3 Shed		24X48	1152		D	OLD/PR	11060	.75 .20	.20	.20	2210
4 Shed		28X48	1344		D	1960FR	10320	.70 .20	.20	.20	2480
5 Shop-Stud	1 F 0	36X60	2160		D	1990AV	25920	.65 .20	.20	.20	7260
6 Crib/Grana		36X46	1656		D	OLD/FR	13250	.70 .20	.20	.20	3180
8 Flat Barn	1 F	50X84	4200		D	1970AV	40320	.80 .50	.20	.20	4030
9 Finishing	1 M 0	32X90	2880		D	1987AV	34560	.65 .20	.20	.20	9680
10 Lean-To		24X30	720		D	1996AV	4610	.60 .20	.20	.20	1480
11 P	*SV CAN	10X90	900			1987AV	200				200
12 Silo	*NV	10X37	370			1990FR	0				0
13 P	RFX	6X36	216		D	OLD/FR	1730	.70 .20	.20	.20	420
15 Shed		12X36	432		D	OLD/FR	4150	.70 .20	.20	.20	1000
16 Shed	*PP	8X16	120			OLD/AV	0				0

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	8.3937	6030	50610	2660	22330
C 2	BOB BLOUNT SILT LOAM, 2	30.8185	5770	177820	2360	72730
C 8	EE EEL SILT LOAM, OCCA	5.5954	5550	31050	2460	13770
C 14	GWB GLYNWOOD SILT LOAM	3.1622	5400	17080	1750	5530
C 15	GYB2 GLYNWOOD CLAY LOAM	5.6873	5020	28550	1230	7000
C 17	HKA HASKINS SILT LOAM 0	.1756	5900	1040	2950	520
C 39	PM PEWAMO SILTY CLAY L	10.1703	6490	66010	3560	36210
C 50	WE WESTLAND CLAY LOAM	.6771	7650	5180	4060	2750
W 2	BOB BLOUNT SILT LOAM, 2	1.3500	3130	4230	470	640
W 2	BOB BLOUNT SILT LOAM, 2	.8106	3130	2540	470	380
C 51	WSTL WASTE LAND	3.4219	120	410	50	170
680	HSITE HOMESITE - AMISH DW	1.0000	9200	9200	9200	9200
980	ROAD ROAD	1.3874				
680	HSITE HOMESITE - AMISH DW	1.0000	9200	9200	9200	9200

73.65 402920 (100%) 180430 CAUV # 3348
141020 (35%) 63150

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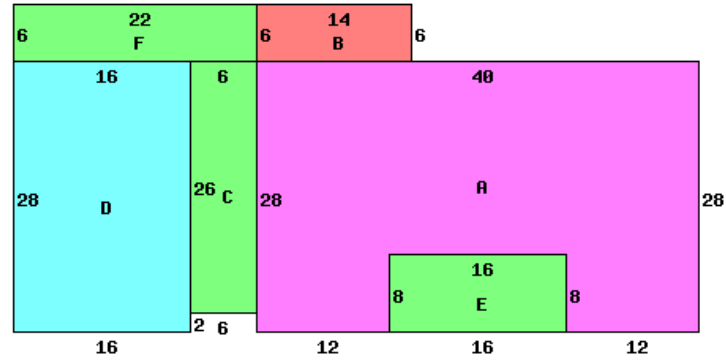
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CAMA / Cont: 2

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		992		a	*MAIN
1	F/C	A		84		b	ADDTN
	EFPP	P		156	6240	c	PORCH
04	F	O		448	5380	d	OTHER
	EFPP	P		128	5120	e	PORCH
	OFPP	P		132	3960	f	PORCH



17241 TR 265 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	Main	Sq-Ft	Value
1	FRAME	1076	103510
	Basement	992	18500
	Subtotal		122010
	Roof		
	GABLE		
	B 1 2 U A		
	Plaster/Drywall	D	Heating -1290
	Floor/Hardwood	X	Plumbing -3800
	Floor/Pine	X	Extra Features 20700
	Number of Rooms	3	Total Value 137620
	Bedrooms	2	

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
14 DWELLING	1 B F	FtxFt	1076	Rate	D	1960FR	110100	.47	.20	58350

Call Back: - - - - Sign: Date: Lister: 05-180004.0000-v082020R