BUCK TWP
RIDGEMONT SD 00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-180004.0000 AGR
A04 2026

sale

2023 YODER ALBERT H & CLAR	2005-02-23	
2024 YODER ALBERT H & CLAR	2005-02-23	
2025 YODER ALBERT H & CLAR	2005-02-23	
2026 YODER ALBERT H & CLARA	2005-02-23 10016 ETC 73.65A	
17241 TR 265	1SD	
	$210,000	
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	111	111	111	111	0	111	111	111
Acres	73.6500	73.6500	73.6500	73.6500	73.6500			
Land100%	402910	402910	402910	402910		402910	584310	584310
Bldg100%	234910	234910	234910	234910		234910	343690	343690
Totl100%	637830t	637830t	637830t	637830t		637830t	928000t	928000t
Cauv100%	180430	180430	180430	180430		402910	584310	110260
Tax Value:								
Land 35%	63150	63150	63150	63150		63150	38590	204510
Bldg 35%	82220	82220	82220	82220		82220	120290	120290
Totl 35%	145370t	145370t	145370t	145370t		145370t	158880t	324800t
Hmstd35%	53870	53870	53650	53650		53650	77290	
Owner Oc	47.04	47.00	46.64	46.64	46.64	hmstd 3220 l	50430 b	
Hmstd RB								
Net Tax	5113.90	5460.04	5430.96	5430.96	5430.96			
Cauv Sav	4110.26	2764.54	2949.94	2934.18				
Sp-Asmnt	32.16	56.76	56.76	56.76				

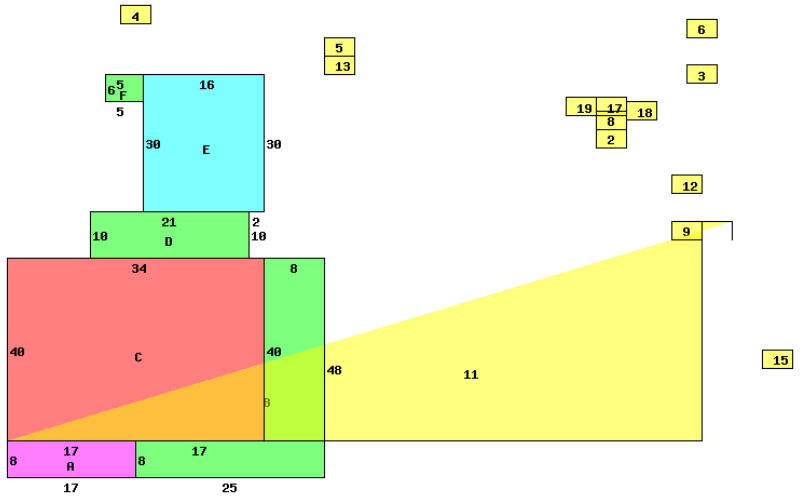
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F/C	M		136		a	*MAIN
	OFP	P		520	15600	b	PORCH
2 B	F	A		1360		c	ADDTN
	EFP	P		210	8400	d	PORCH
04	F	O		480	5760	e	OTHER
	OFP	P		30	900	f	PORCH

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:bldg
117	1	2005-02-23	YODER ALBERT H & CLARA	M 1SD	210000	128940	133030

Year	Land	Bldg	Total	Net Tax
2022	32850	69180	102030	4313.80
2021	32850	69180	102030	4389.72

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



17241 TR 265 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
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% 1.8000

	Bldg Type	SHB+	Cons	Flr	DixHt FtxFt	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	207480	
2	Lean-To				18X20	360		D	1970FR	2300	.70	.20	550	
3	Shed				24X48	1152		D	OLD/PR	11060	.75	.20	2210	
4	Shed				28X48	1344		D	1960FR	10320	.70	.20	2480	1 SIDE OPN
5	Shop-Stud	1	F	0	36X60	2160		D	1990AV	25920	.65	.20	7260	
6	Crib/Grana				36X46	1656		D	OLD/FR	13250	.70	.20	3180	
8	Flat Barn	1	F		50X84	4200		D	1970AV	40320	.80	.50	4030	
9	Finishing	1	M	0	32X90	2880		D	1987AV	34560	.65	.20	9680	
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	420	
15	Shed				12X36	432		D	OLD/FR	4150	.70	.20	1000	
16	Shed	*PP			8X16	120			OLD/AV	0			0	
17	Pole Barn				40X64	2560		D	2023AV	24580	.05	.20	18680	
18	Lean-To				10X32	320		D	2023AV	2050	.05	.20	1560	
19	Lean-To				6X32	192		D	2023AV	1230	.05	.20	930	

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-	7.8943	8740	69000	2550	20130
C	2	BOB	BLOUNT SILT LOAM, 2	11.6680	8370	97660	2230	26020
C	8	EE	EEL SILT LOAM, OCCA	5.5954	8050	45040	2340	13090
C	14	GWB	GLYNWOOD SILT LOAM	2.5789	7830	20190	1630	4200
C	15	GYB2	GLYNWOOD CLAY LOAM	1.1826	7280	8610	1110	1310
C	17	HKA	HASKINS SILT LOAM 0	.0752	8560	640	2830	210
C	39	PM	PEWAMO SILTY CLAY L	2.2429	9410	21110	3450	7740
C	50	WE	WESTLAND CLAY LOAM	.6771	11090	7510	3950	2680
W	2	BOB	BLOUNT SILT LOAM, 2	1.3500	4540	6130	230	310
W	2	BOB	BLOUNT SILT LOAM, 2	.8106	4540	3680	230	190
C	51	WSTL	WASTE LAND	3.4219	170	580	50	170
	680	HSITE	HOMESITE - AMISH DW	1.0000	13340	13340	13340	13340
	980	ROAD	ROAD	1.3874				
	680	HSITE	HOMESITE - AMISH DW	1.0000	13340	13340	13340	13340
P	14	GWB	GLYNWOOD SILT LOAM	.5833	7830	4570	230	130
P	2	BOB	BLOUNT SILT LOAM, 2	15.2193	8370	127390	230	3500

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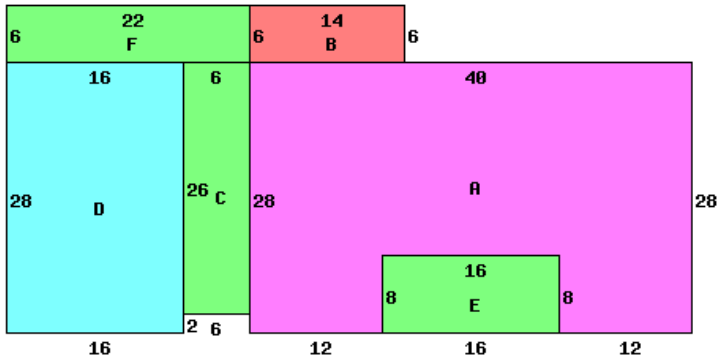
CAMA / Cont: 2

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



17241 TR 265 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1076	103510
	Basement		992	18500
	Subtotal			122010
Shingle	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 FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
14	DWELLING	1 B F		1076		D	1960FR	110100	.47	.20	84030

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