BUCK TWP
RIDGEMONT SD 00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-180024.0000 RES
A63 2026

sale

2023 WALLACE CHAD	2022-04-07	
2024 WALLACE CHAD	2022-04-07	
2025 WALLACE CHAD	2022-04-07	
2026 WALLACE CHAD	2022-04-07 10016 1.32A	
16899 SR 31	1FD	
	$110,000	
KENTON OH 43326		

2028 POND LEE WENDEL &	2026-03-27	
16899 SR 31	1SD	
KENTON OH 43326		

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

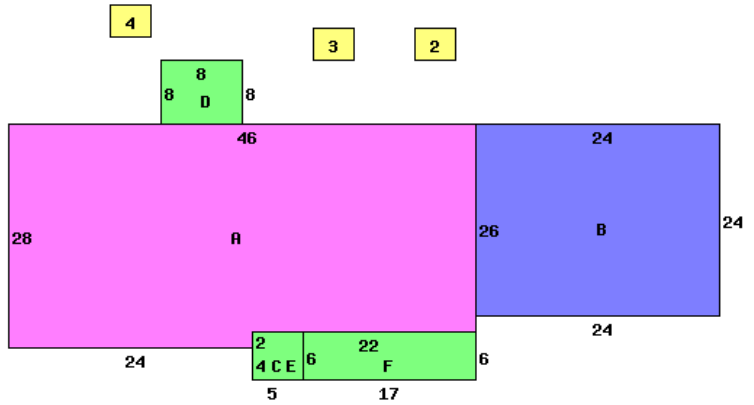
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	1.3200	1.3200	1.3200	1.3200	1.3200			
Land100%	16600	16600	16600	16600		16600	18860	18850
Bldg100%	89600	89600	89600	89600		89600	129000	129010
Totl100%	106200t	106200t	106200t	106200t		106200t	147860t	147860t
Cauv100%								
Tax Value:								
Land 35%	5810	5810	5810	5810		5810	6600	6600
Bldg 35%	31360	31360	31360	31360		31360	45150	45150
Totl 35%	37170t	37170t	37170t	37170t		37170t	51750t	51750t
Hmstd35%	36610	36610	36610	36610		36610	51190	
Owner Oc	31.98	31.94	31.84	31.84	31.84	hmstd 5250 l	31360 b	
Hmstd RB								
Net Tax	1287.64	1376.16	1368.74	1368.74	1368.74			
Sp-Asmnt	20.69	27.99	27.99	27.99				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1244		a	*MAIN
	F2	G		576	13820	b	GRAGE
	RFX	P		30	300	c	PORCH
	DK	P		64	960	d	PORCH
	DK	P		30	450	e	PORCH
	DK	P		102	1530	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
96	1	2026-03-27	POND LEE WENDEL &	1SD		221000	16600	89600
150	1	2022-04-07	WALLACE CHAD	1FD		110000	13570	77140
478	1	2011-11-23	FISH ROBERT B	1AF	*	0	11460	52430
580	1	1990-07-19		1WD	*	53500	0	35510
131	1	1989-02-23		1UN	*	0	0	35510

Year	Land	Bldg	Total	Net Tax
2022	4750	27000	31750	1324.52
2021	4750	27000	31750	1347.86

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



16899 SR 31 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1244	106510
	Subtotal			106510
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Garages and Carports	13820
Floor/Hardwood	X	Extra Features	3240
Floor/Carpet	X	Total Value	123570
Number of Rooms	6		
Bedrooms	3	PUB ELECTRIC	
		PRIV WATER	
Central Heat	A	PRIV SEWER	
ELECTRIC		PUB PAVED ST/RD	
Plumbing			
Standard	1	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	1 F/C		1244		C	1955AV	123570	.42		129010
2	Shed	*PP	10X14	140			2003AV	0			0
3	GAZEBO	*PP		0			OLD/	0			0
4	Shed	*PP	12X12	144			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	.3200				5000	5000	1600	1600

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

05-180024.0000-v082020R