BUCK TWP
RIDGEMONT SD 00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-180036.0000 RES
A34 2026

sale

2023 DEAN DONALD H	2008-10-24	
2024 DEAN DONALD H	2008-10-24	
2025 DEAN DONALD H	2008-10-24	
2026 DEAN DONALD H	2008-10-24 10016	3.00A
18025 CR 190	1	
	$0	
KENTON OH 43326		

Orig Tax Year 2003
Parent: 05-180012.0000

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

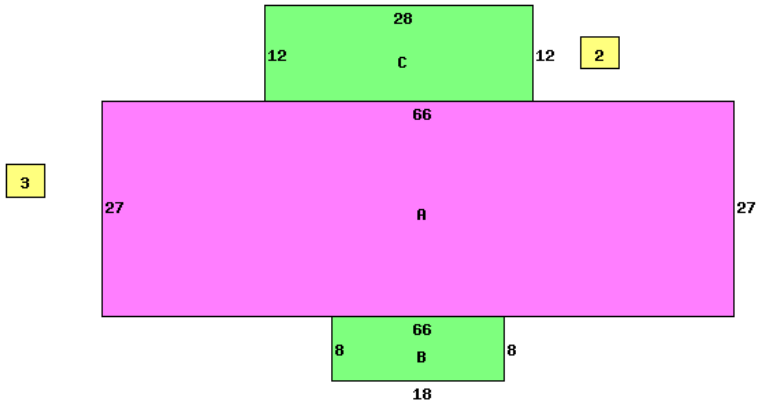
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	561	561	561	561	0	561	561	561
Acres	3.0000	3.0000	3.0000	3.0000	3.0000			
Land100%	25000	25000	25000	25000		25000	27260	27250
Bldg100%	139970	139970	139970	139970		139970	192030	192040
Totl100%	164970t	164970t	164970t	164970t		164970t	219290t	219290t
Cauv100%								
Tax Value:								
Land 35%	8750	8750	8750	8750		8750	9540	9540
Bldg 35%	48990	48990	48990	48990		48990	67210	67210
Totl 35%	57740t	57740t	57740t	57740t		57740t	76750t	76750t
Hmstd35%	46680	46680	46680	46680		46680	65690	
Owner Oc	40.76	40.72	40.58	40.58	40.58	hmstd 5250 l	41430 b	
Hmstd RB								
Net Tax	2009.12	2146.64	2135.10	2135.10	2135.10			
Sp-Asmnt	20.91	30.05	30.05	30.05				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1782		a	*MAIN
	OFP	P		144	4320	b	PORCH
	PAT	P		336	1010	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
388	1	2008-10-24	DEAN DONALD H	1	*	0	16490	85330
244	1	2008-07-03	SECRETARY OF HOUSING & U	1DD	*	0	15910	81460
263	1	2002-06-24	SHERMAN TIMOTHY S	1QC	*	0	0	0

Year	Land	Bldg	Total	Net Tax
2022	6510	34450	40960	1717.10
2021	6510	34450	40960	1747.34

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



18025 CR 190 43326

Occupancy 4 M/H on Real Estate

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1782	130070
	Subtotal			130070
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Fireplaces	2000
Floor/Carpet	X	Air Conditioning	3100
Floor/Tile-Lino	X	Plumbing	2100
Number of Rooms	9	Extra Features	5330
Bedrooms	3	Total Value	142600
Fireplace		PUB ELECTRIC	
Openings	1	PRIV WATER	
Stacks	1	PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
FORCED AIR		Topo: ROLLING	
Central A/C	A		
Plumbing		Neighborhood:	
Standard	1	Code:	400
Extra 3 Fixture	1	Dwl/Gar/NC%	1.8000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Blt/Renov Grade	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	MH/REAL	1 F/C	27X66	1782		MHD	2003GD	114080	.17		170440
2	Shed	*NV	8X16	128			OLD/	0			0
3	Pole Build		40X60	2400		C	2016AV	28800	.25		21600

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	2.0000				5000	5000	10000	10000

Call Back: Sign: PSN Date: 2017-07-14 Lister: 05-180036.0000-v082020R