

BUCK TWP
RIDGEMONT SD

00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-190010.0000
B25

AGR
2025

sale

2022 COATS REBA C	2003-07-31		
2023 COATS REBA C	2003-07-31		
2024 COATS REBA C	2003-07-31		
2025 COATS REBA C	2003-07-31	12190	40.00A
TR 195	4CT		
	\$0		

Eff Rate:-	46.89	39.00	41.37	41.16	a/r	
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	199	199	199	199	199	199
Acres	40.0000	40.0000	40.0000	40.0000	40.0000	
Land100%	224310	245060	245060	245060	117570	245050
Bldg100%	9510	13230	13230	13230	13230	13220
Totl100%	233830t	258290t	258290t	258290t	130800t	258270t
Cauv100%	61690	117570	117570	117570		117570
Tax Value:						
Land 35%	21590	41150	41150	41150	41150	85770
Bldg 35%	3330	4630	4630	4630	4630	4630
Totl 35%	24920t	45780t	45780t	45780t	45780t	90390t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	1065.20	1625.28	1734.30	1725.02	1725.02	
Cauv Sav	2433.00	1584.10	1690.32	1681.28		
Sp-Asmnt	5.36	5.36	21.37	21.37		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
369	4	2003-07-31	COATS REBA C	4CT *	0	69310	12200
Year	Land	Bldg	Total	Net Tax			
2021	21590	3330	24920	1083.94			
2020	21590	3330	24920	1085.66			
Project					ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY					XA/2025		

2

1 4 3

TR 195

PUB ELECTRIC
PRIV WATER
PUB UNIMPORTANT ST/RD
Topo: ROLLING
Neighborhood:
Code: 400
Dwl/Gar/NC% 1.2500

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 Lean-To		FtxFt	Rate	Cond	Value	Dpr	Dpr	Value
2 Shed	*NV 0	18X54	972	C	1982FR	7780	.70	2330
3 Lean-To	1 F 0	8X10	80	C	OLD/	0		0
4 Pole Build		18X54	972	C	1994FR	7780	.65	2720
		42X54	2268	C	1975FR	27220	.70	8170
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv		
C 1	BOA BLOUNT SILT LOAM 0-	22.7179	6030	136990	2660	60430		
C 2	BOB BLOUNT SILT LOAM, 2	2.6488	5770	15280	2360	6250		
C 39	PM PEWAMO SILTY CLAY L	14.2961	6490	92780	3560	50890		
980	ROAD ROAD	.3372						

40 245050 (100%) 117570 CAUV # 984
85770 (35%) 41150

Call Back: Sign: PSN Date: 2015-07-20 Lister: 05-190010.0000-v082020R