

BUCK TWP
RIDGEMONT SD

00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-190014.0000
B46

AGR
2025

sale

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

2022 CRAIG KEITH	2015-10-01				
2023 CRAIG KEITH	2015-10-01				
2024 CRAIG KEITH	2015-10-01				
2025 CRAIG KEITH	2015-10-01	13231	56.00A		
16351 TR 265	1AF				
KENTON OH 43326	\$0				

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	56.0000	56.0000	56.0000	56.0000	
Land100%	257430	282630	282630	282630	282630
Bldg100%	169140	200490	200490	200490	200490
Totl100%	426570t	483110t	483110t	483110t	483120t
Cauv100%	64140	122510	122510	122510	122510

2026 CRAIG KEITH D & CARLA A	2025-02-03				
16351 TR 265	1SD				
KENTON OH 43326					

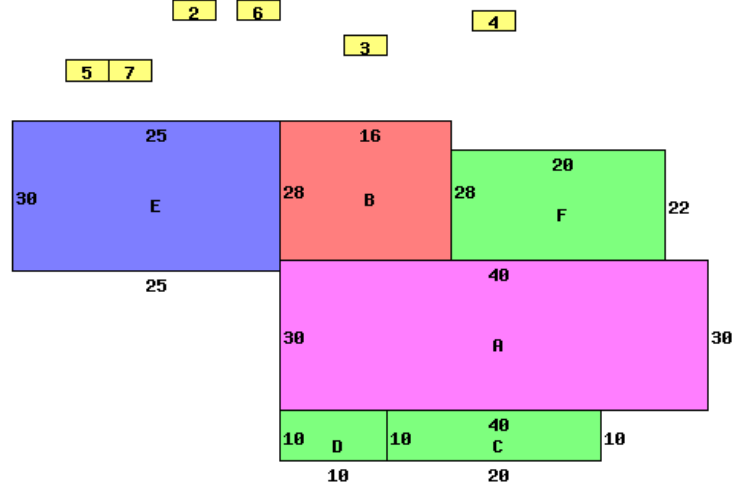
Tax Value:					
Land 35%	22450	42880	42880	42880	98920
Bldg 35%	59200	70170	70170	70170	70170
Totl 35%	81650t	113050t	113050t	113050t	169090t
Hmstd35%	61330	72200	72200	72200	
Owner Oc	63.64	63.06	62.98	62.78	hmstd 5250 1 66950 b
Hmstd RB	364.90	317.58	362.68	373.64	
Net Tax	3061.54	3632.88	3857.02	3823.34	
Cauv Sav	2891.64	1989.52	2122.94	2111.62	
Sp-Asmnt	24.08	24.08	48.24	48.24	

SHB+ 2 B 1	CONS F	TYPE M	FACT A	SQ-FT 1200	VALUE 448	a	*MAIN
	F	A		448		b	ADDTN
	EPF	P		200	8000	c	PORCH
	STP	P		100	400	d	PORCH
	F	P		750	18000	e	GRAGE
	DK	P		440	6600	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
55	1	2025-02-03	CRAIG KEITH D & CARLA A	1SD *	0	282630	200490
372	1	2015-10-01	CRAIG KEITH	1AF *	0	187510	68740
387	1	2013-08-20	CRAIG KEITH D L/E EDGAR C	1WD *	0	143400	94260

Year	Land	Bldg	Total	Net Tax
2021	22450	59200	81650	3115.40
2020	22450	34060	56510	2051.76

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



16351 TR 265 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 2	Sq-Ft Value
Floor Level	1648 126440
Main	FRAME
Full Upper	FRAME
Basement	640 12140
Subtotal	202430
Roof	GABLE
B 1 2 U A	
Plaster/Drywall	D D
Unfinished Wall	X
Floor/Hardwood	X
Floor/Pine	X
Number of Rooms	1 4 4
Bedrooms	4
Central Heat	A
FORCED AIR	
Floor/Wall	X
Plumbing	
Standard	1
Garages and Carports	18000
Extra Features	15000
Total Value	235430
PUB ELECTRIC	
PRIV WATER	
PUB PAVED ST/RD	
Topo: ROLLING	
Neighborhood:	
Code:	400
Dwl/Gar/NC%	1.2500

Bldg Type	SHB+Cons	DixFt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 B F	2848			C	1972GD		235430	.35		191290
2 CRIB-SHED	*SV 0	20X30	600			OLD/PR		500			500
3 Hog House	*SV	40X40	1600			1972PR		200			200
4 Hog House		20X64	1280		D	OLD/PR	15360	.75			3840
5 Flat Barn		48X64	3072		D	1977FR	29490	.80	.50		2950
6 Lean-To		12X30	360		D	OLD/PR	2300	.75			580
7 Lean-To		16X44	704		D	1900PR	4510	.75			1130

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	.9410	6030	5670	2660	2500
C 2	BOB BLOUNT SILT LOAM, 2	24.6011	5770	141950	2360	58060
C 14	GWB GLYNWOOD SILT LOAM	2.5216	5400	13620	1750	4410
C 39	PM PEWAMO SILTY CLAY L	9.8162	6490	63710	3560	34950
W 1	BOA BLOUNT SILT LOAM 0-	.2331	3610	840	770	180
W 2	BOB BLOUNT SILT LOAM, 2	9.7652	3130	30570	470	4590
W 39	PM PEWAMO SILTY CLAY L	.4064	5370	2180	1670	680
W 44	SA SARANAC SILTY CLAY L	2.2853	3840	8780	880	2010
C 51	WSTL WASTE LAND	2.5875	120	310	50	130
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000
980	ROAD ROAD	1.8426				

56 282630 (100%) 122510 CAUV # 2087
 98920 (35%) 42880

Call Back: Sign: PSN Date: 2015-07-20 Lister: 05-190014.0000-v082020R