

BUCK TWP
RIDGEMONT SD

00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-190015.0000
A08

AGR
2025

sale

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

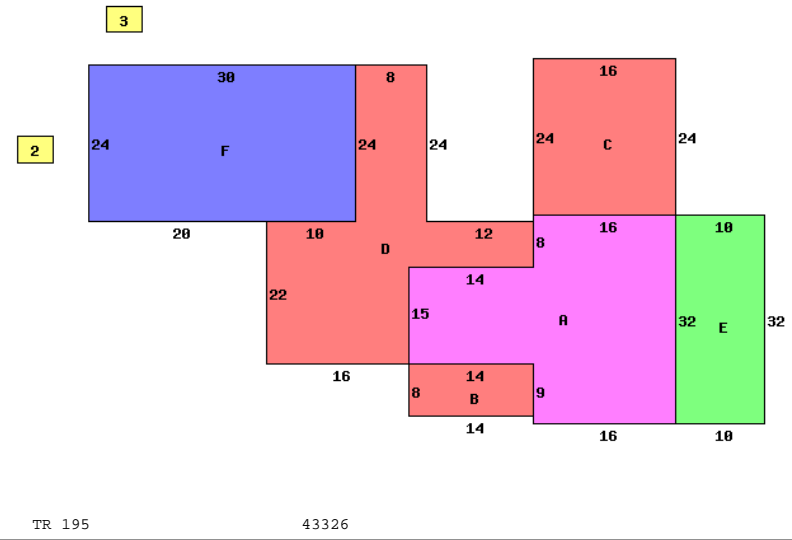
2022	MCKINLEY WILLAIM A &	2021-09-23			
2023	MCKINLEY WILLAIM A &	2021-09-23			
2024	MCKINLEY WILLAIM A &	2021-09-23			
2025	MCKINLEY WILLAIM A & SH	2021-09-23	13231	28.369A	
	15258 TR 195		2WD		
			\$851,330		
	KENTON OH 43326				

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	28.3690	28.3690	28.3690	28.3690	
Land100%	148310	163310	163310	163310	163300
Bldg100%	122690	169140	169140	169140	169140
Totl100%	271000t	332460t	332460t	332460t	332440t
Cauv100%	47140	83110	83110	83110	83110
Tax Value:					
Land 35%	16500	29090	29090	29090	57160
Bldg 35%	42940	59200	59200	59200	59200
Totl 35%	59440t	88290t	88290t	88290t	116350t
Hmstd35%	42440		57840		
Owner Oc	44.04				
Hmstd RB					
Net Tax	2496.68	3134.50	3344.68	3326.80	
Net Tax	1513.58	996.52	1063.38	1057.70	
Cauv Sav	22.97	22.97	40.67	40.67	
Sp-Asmnt					
					hmstd 5250 l 52590 b

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1HB	F	M		722		b	ADDTN
1	F/C	A		112		c	ADDTN
1	F/C	A		384		d	ADDTN
1	F/C	A		642		e	PORCH
	OFFP	P		320	9600	f	GRAGE
	F	G		720	17280		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
504	2	2021-09-23	MCKINLEY WILLAIM A & SHAN	2WD	851330	143290	122690
642	1	1993-07-21	SWAVEL CAROLYN V	1CT *	0	0	78910

Year	Land	Bldg	Total	Net Tax
2021	16500	42940	59440	2169.28
2020	16100	42940	59040	2155.36



15258 TR 195 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS
Story Height 1H		Sq-Ft Value
Floor Level	Main	FRAME 1860 131650
	Part Upper	FRAME 722 33480
	Basement	180 3790
	Subtotal	168920
Shingle	Roof	GABLE
Panelled Wall	X X	Air Conditioning 4550
Unfinished Wall	X	Garages and Carports 17280
Floor/Pine	X X	Extra Features 9600
Floor/Carpet	X X	Total Value 200350
Number of Rooms	1 7 3	
Bedrooms	1 3	
Central Heat	A	PUB ELECTRIC
FORCED AIR		PRIV WATER
Central A/C	A	PRIV SEWER
Plumbing		PUB PAVED ST/RD
Standard	1	Topo: ROLLING
		Neighborhood:
		Code: 400
		Dwl/Gar/NC% 1.2500

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1HB F		2582		C	OLD/GD		200350	.40		150260
2 Pole Build	1 P 0	60X60	3600		C	1989AV		43200	.65		15120
3 Hog House		28X32	896		D	OLD/AV		10750	.65		3760
Tab #	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv				
C 1	BOA BLOUNT SILT LOAM 0-		1.1525	6030	6950	2660	3070				
C 2	BOB BLOUNT SILT LOAM, 2		11.5346	5770	66550	2360	27220				
C 16	GVC2 GLYNWOOD CLAY LOAM		.7190	4750	3420	1050	760				
C 39	PM PEWAMO SILTY CLAY L		8.1931	6490	53170	3560	29170				
C 44	SA SARANAC SLTY CLAY L		2.8257	6390	18060	2770	7830				
C 51	WSTL WASTE LAND		1.2202	120	150	50	60				
670	HSITE HOMESITE		1.0000	15000	15000	15000	15000				
980	ROAD ROAD		1.7239								
			28.369			163300	(100%)	83110			CAUV # 2945
						57160	(35%)	29090			