BUCK TWP
RIDGEMONT SD 00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-190015.0000 AGR
A08 2026

sale

2023 MCKINLEY WILLAIM A &	2021-09-23	
2024 MCKINLEY WILLAIM A &	2021-09-23	
2025 MCKINLEY WILLAIM A &	2021-09-23	
2026 MCKINLEY WILLAIM A & SH	2021-09-23 13231	28.369A
15258 TR 195	2WD	
	$851,330	
KENTON OH 43326		

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

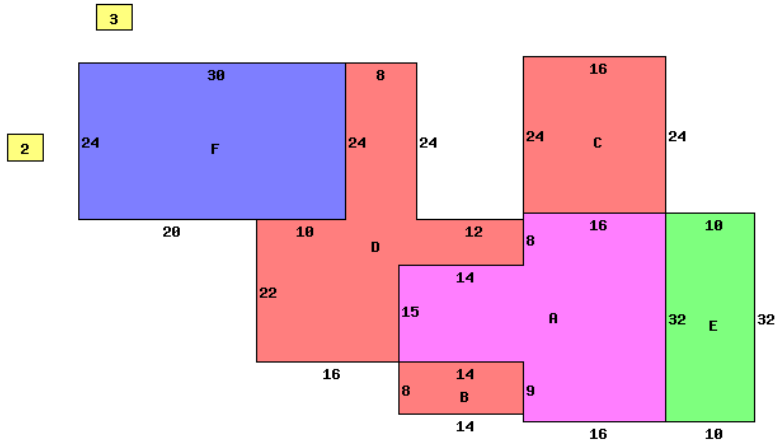
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	28.3690	28.3690	28.3690	28.3690	28.3690			
Land100%	163310	163310	163310	163310		163310	236800	236810
Bldg100%	169140	169140	169140	169140		169140	235260	235260
Totl100%	332460t	332460t	332460t	332460t		332460t	472060t	472070t
Cauv100%	83110	83110	83110	83110		163310	236800	86890
Tax Value:								
Land 35%	29090	29090	29090	29090		29090	30410	82880
Bldg 35%	59200	59200	59200	59200		59200	82340	82340
Totl 35%	88290t	88290t	88290t	88290t		88290t	112750t	165220t
Hmstd35%				57840		57840	57840	
Owner Oc						hmstd 5250 l	52590 b	
Hmstd RB								
Net Tax	3134.50	3344.68	3326.80	3326.80	3326.80			
Cauv Sav	1513.58	996.52	1063.38	1057.70				
Sp-Asmnt	22.97	40.67	40.67	40.67				

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

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
2022	16500	42940	59440	2496.68
2021	16500	42940	59440	2169.28

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



15258 TR 195 43326

Occupancy 1 Single Family *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1860	131650
	Part Upper	FRAME	722	33480
	Basement		180	3790
	Subtotal			168920
Shingle	Roof	GABLE		

B 1 2 U A

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	PUB ELECTRIC	
		PRIV WATER	
Central Heat	A	PRIV SEWER	
FORCED AIR		PUB PAVED ST/RD	
Central A/C	A	Topo: ROLLING	
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	1HB F		2582		C	OLD/GD	200350	.40		216380
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	8740	10070	2550	2940
C 2	BOB	BLOUNT SILT LOAM, 2	11.5346	8370	96540	2230	25720
C 16	GYC2	GLYNWOOD CLAY LOAM	.7190	6890	4950	870	630
C 39	PM	PEWAMO SILTY CLAY L	8.1931	9410	77100	3450	28270
C 44	SA	SARANAC SLTY CLAY L	2.8257	9270	26190	2660	7520
C 51	WSTL	WASTE LAND	1.2202	170	210	50	60
670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
980	ROAD	ROAD	1.7239				
			28.369		236810	(100%)	86890
					82880	(35%)	30410

CAUV # 2945

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

05-190015.0000-v082020R