

DUDLEY TWP  
RIDGEMONT SD

00110

Hardin County, Ohio  
Michael T. Bacon, Auditor

12-120003.0000  
C05

AGR  
2025

sale

Eff Rate:- 48.25 — 41.25 — 43.62 — 43.11 — a/r

2022	DER LINDEN FARM LLC	2018-08-22		
2023	DER LINDEN FARM LLC	2018-08-22		
2024	DER LINDEN FARM LLC	2018-08-22		
2025	DER LINDEN FARM LLC	2018-08-22	10172	80.00A
	16818 TR 195		2QC	
	KENTON OH 43326	\$0		

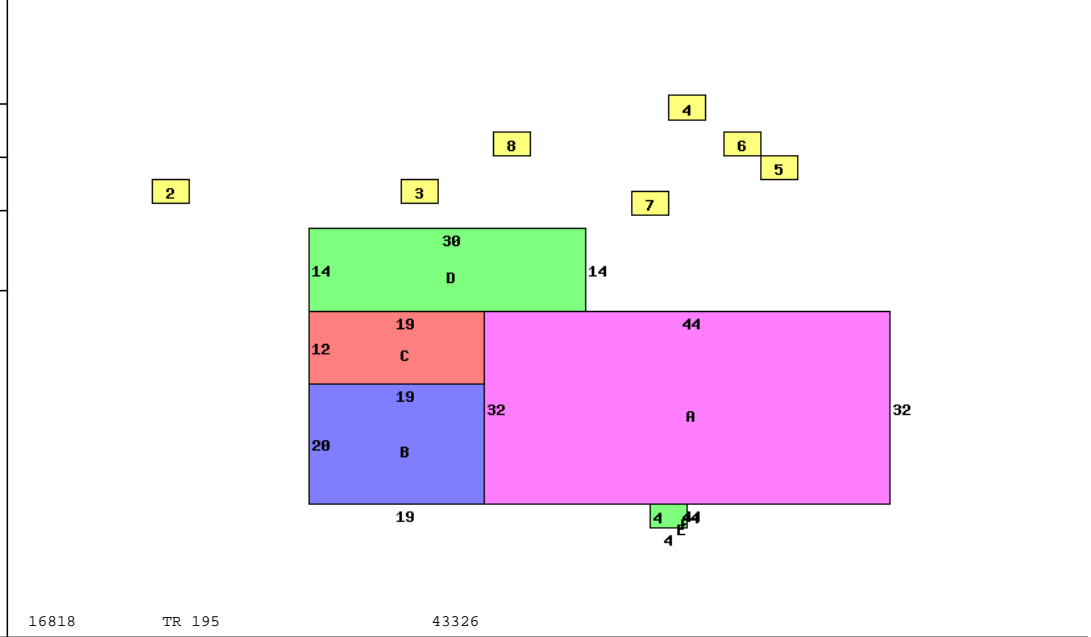
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	80.0000	80.0000	80.0000	80.0000	
Land100%	429660	470710	470710	470710	470710
Bldg100%	87690	114660	114660	114660	114670
Totl100%	517340t	585370t	585370t	585370t	585380t
Cauv100%	113690	218860	218860	218860	218860
Tax Value:					
Land 35%	39790	76600	76600	76600	164750
Bldg 35%	30690	40130	40130	40130	40130
Totl 35%	70480t	116730t	116730t	116730t	204880t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	3105.00	4403.42	4680.12	4622.72	
Cauv Sav	4872.06	3325.30	3534.26	3490.88	
Sp-Asmnt	191.85	299.83	319.32	535.24	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 B	F	M		1408			GRAGE
	F	G		380	9120	b	GRAGE
1	F/C	A		228		c	ADDTN
	CVP	P		420	9660	d	PORCH
	CAN	P		16	130	e	PORCH
	STP	P		16	60	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
339	2	2018-08-22	DER LINDEN FARM LLC	2QC *	0	429060	74140
68	4	2011-02-23	RAPP FAMILY FARMS LLC	4QC *	0	185860	93030

Year	Land	Bldg	Total	Net Tax
2021	39790	30690	70480	3167.18
2020	39790	30690	70480	3171.44

Project		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY			XA/2025
500	HARDIN COUNTY LANDFILL			XA/2025
301	STUTZMAN #1058 - SCIOTO RV			XA/2025
348	KARG-SCIOTO RIVER			XA/2025



16818 TR 195 43326

Occupancy	1 Single Family	*DWELLING COMPUTATIONS		
Story Height	1	Sq-Ft Value		
Floor Level	Main	FRAME	1636	125510
	Basement		352	6800
	Subtotal			132310
Shingle	Roof	HIP		
	B 1 2 U A			
Plaster/Drywall	D	Air Conditioning		2910
Panelled Wall	X	Plumbing		2100
Unfinished Wall	X	Garages and Carports		9120
Floor/Carpet	X	Extra Features		11110
Number of Rooms	1 5	Total Value		157550
Bedrooms	2			
Central Heat	A	PUB ELECTRIC		
FORCED AIR		PRIV WATER		
Central A/C	A	PRIV SEWER		
Plumbing		PUB PAVED ST/RD		
Standard	1	Topo: ROLLING		
Extra 3 Fixture	1	Neighborhood:		
		Code:		1000
		Dwl/Gar/NC%		1.1900

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 B F	1636			C	1900AV	157550	.55			84370
2 Pole Build	1 P 0	54X75	4050		C	1992AV	48600	.65			17010
3 Garage	1 F 0	26X34	884		D	1910AV	16970	.65			7070
4 Grain Bin	*PP 0	30X18	540		C	1976AV	0				0
5 Grain Bin	*PP 0	30X18	540		C	1976AV	0				0
6 Grain Bin	*PP 0	24X16	384		C	1976AV	0				0
7 Grain Bin	*PP 0	30X21	540		C	1979AV	0				0
8 Pole Build	1 P	24X54	1296		C	1994AV	15550	.60			6220
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv					
C 1	BOA BLOUNT SILT LOAM 0-	2.5138	6030	15160	2660	6690					
C 2	BOB BLOUNT SILT LOAM, 2	49.9137	5770	288000	2360	117800					
C 39	PM PEWAMO SILTY CLAY L	22.0098	6490	142840	3560	78360					
W 2	BOB BLOUNT SILT LOAM, 2	.1443	3130	450	470	70					
W 39	PM PEWAMO SILTY CLAY L	.4064	5370	2180	1670	680					
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000					
980	ROAD ROAD	2.9183									
C 2	BOB BLOUNT SILT LOAM, 2	.0237	5770	140	230	10					
C 39	PM PEWAMO SILTY CLAY L	1.0700	6490	6940	230	250					
		80		470710	(100%)	218860					
				164750	( 35%)	76600					
							CAUV #				3843

Call Back: Sign: PSN Date: 2015-02-12 Lister: 12-120003.0000-v082020R