

HALE TWP  
RIDGEMONT SD

00150

Hardin County, Ohio  
Michael T. Bacon, Auditor

16-080002.0000  
B20

AGR  
2025

sale

Eff Rate:- 47.75 — 40.86 — 41.23 — 40.16 — a/r

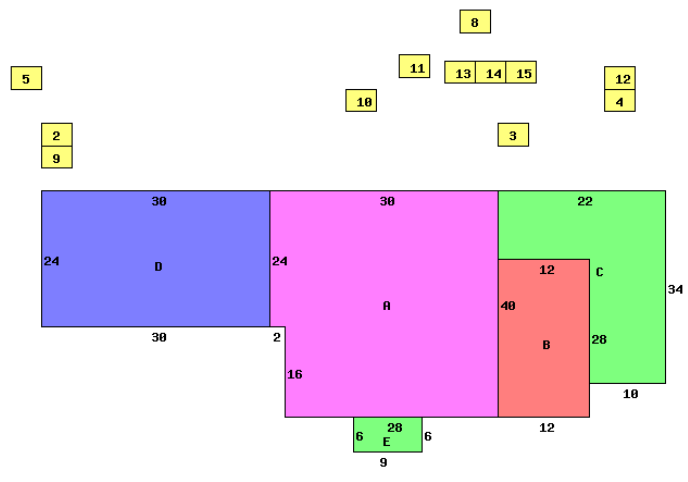
2022 K & B FARM LLC	2018-10-26		
2023 K & B FARM LLC	2018-10-26		
2024 K & B FARM LLC	2018-10-26		
2025 K & B FARM LLC	2018-10-26	10005	57.954A
18435 CR 209	1QC		
MT VICTORY OH 43340	\$0		

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	57.9540	57.9540	57.9540	57.9540	
Land100%	276340	303230	303230	303230	303220
Bldg100%	229660	332140	332140	332140	332140
Totl100%	506000t	635370t	635370t	635370t	635360t
Cauv100%	65200	128430	128430	128430	128440
Tax Value:					
Land 35%	22820	44950	44950	44950	106130
Bldg 35%	80380	116250	116250	116250	116250
Totl 35%	103200t	161200t	161200t	161200t	222380t
Hmstd35%				78100	
Owner Oc				68.22	hmstd 5250 1 72850 b
Hmstd RB					
Net Tax	4493.78	6016.72	6076.40	5842.32	
Cauv Sav	3217.92	2283.50	2306.18	2243.24	
Sp-Asmnt	21.44	21.44	31.99	31.99	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		1168		b	ADDTN
1 B	F	A		336		c	PORCH
	DK	P		484	7260	d	GRAGE
	F2	G		720	17280	e	PORCH
	OFF	P		54	1620		

CORN BURNER									
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg		
428	1	2018-10-26	K & B FARM LLC	1QC *	0	275740	201540		
Year	Land	Bldg	Total	Net Tax					
2021	22820	80380	103200	4533.70					
2020	22820	80380	103200	4539.94					

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



18435 CR 209 43340

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height 2		Sq-Ft	Value
Floor Level	Main	FRAME	1504 118790
	Full Upper	FRAME	1168 62150
	Basement		1504 27820
	Subtotal		208760
Shingle	Roof	HIP	
	B 1 2 U A		
Plaster/Drywall	P P	Plumbing	4200
Unfinished Wall	X	Garages and Carports	17280
Floor/Hardwood	X	Extra Features	10480
Floor/Carpet	X X	Total Value	240720
Floor/Tile-Lino	X X		
Number of Rooms	1 5 3	PUB ELECTRIC	
Bedrooms	3	PUB GAS	
		PRIV WATER	
Central Heat	A	PRIV SEWER	
FORCED AIR		PUB PAVED ST/RD	
Plumbing		Topo: ROLLING	
Standard	1	Neighborhood:	
Extra 3 Fixture	2	Code:	1600
		Dwl/Gar/NC%	1.3100

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B F	2672		C+	OLD/GD	264790	.40		208130
2 Garage	*SV 0	20X22 440			1920FR	1000			1000
3 Pole Build	2	248X42 10416		C	1979FR	124990	.70		37500
4 Pole Build		63X90 5670		C	1985FR	68040	.70	.25	15310
5 Hog House		24X54 1296		C	1987FR	19440	.70	.25	4370
6 Grain Bin	*PP 0	20X21 420		C	1990AV	0			0
7 Grain Bin	*PP 0	20X21 420		C	1987AV	0			0
8 Flat Barn		24X36 864		D	1920AV	8290	.80	.50	830
9 P		20X20 400		D	1920FR	2560	.70		770
10 P	CAN	16X32 512		D	1920FR	3280	.70		980
11 Shed		20X40 800		D	1920FR	7680	.70		2300
13 Pole Build		50X54 2700		C	2017AV	32400	.20		25920
14 Pole Build		44X72 3168		C	2017AV	38020	.20		30420
15 Lean-To		18X40 720		C	2017AV	5760	.20		4610

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	6.2927	6030	37940	2660	16740
C 2	BOB BLOUNT SILT LOAM, 2	13.6556	5770	78790	2360	32230
C 14	GWB GLYNWOOD SILT LOAM	8.2750	5400	44690	1750	14480
C 15	GYB2 GLYNWOOD CLAY LOAM	2.3624	5020	11860	1230	2910
C 16	GYC2 GLYNWOOD CLAY LOAM	1.3600	4750	6460	1050	1430
C 39	PM PEWAMO SILTY CLAY L	10.3187	6490	66970	3560	36740
W 2	BOB BLOUNT SILT LOAM, 2	2.7054	3130	8470	470	1270
W 14	GWB GLYNWOOD SILT LOAM	5.3191	2830	15050	750	3990
W 15	GYB2 GLYNWOOD CLAY LOAM	.2613	1830	480	230	60
W 16	GYC2 GLYNWOOD CLAY LOAM	2.0116	1460	2940	230	460
W 33	NE NEWARK SILT LOAM OC	2.4586	2900	7130	390	960
W 39	PM PEWAMO SILTY CLAY L	1.0792	5370	5800	1670	1800
W 47	SO SLOAN SILT LOAM, FR	.3589	4560	1640	1030	370
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000
980	ROAD ROAD	.4955				

57.954 303220 (100%) 128440 CAUV # 4210  
106130 (35%) 44950