TAYLOR CREEK TWP
RIDGEMONT SD/SE AMBULANCE 00380

Hardin County, Ohio
Michael T. Bacon, Auditor

40-150001.0000 AGR
B34 2026

sale

2023	JORDAN BRIAN T & NICH	2010-02-01
2024	JORDAN BRIAN T & NICH	2010-02-01
2025	JORDAN BRIAN T & NICH	2010-02-01
2026	JORDAN BRIAN T & NICHOL	2010-02-01 9993 40.00A
	19829 CR 155	1SD
		$160,000
	RUSHSYLVANIA OH 43347	

Eff Rate:- 37.83 — 38.20 — 37.43 — 37.43 — a/r

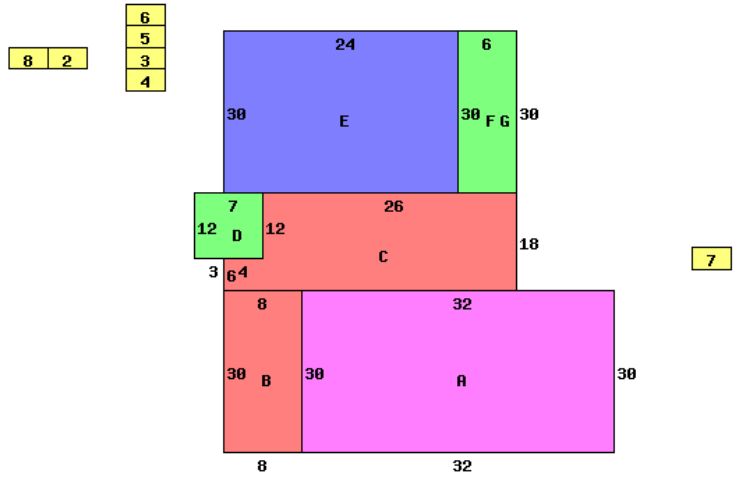
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	40.0000	40.0000	40.0000	40.0000	40.0000			
Land100%	234540	234540	234540	234540		234540	340140	340140
Bldg100%	115030	115030	118910	118910		118910	144940	144940
Totl100%	349570t	349570t	353460t	353460t		353460t	485090t	485080t
Cauv100%	108540	108540	108540	108540		234540	340140	61330
Tax Value:								
Land 35%	37990	37990	37990	37990		37990	21470	119050
Bldg 35%	40260	40260	41620	41620		41620	50730	50730
Totl 35%	78250t	78250t	79610t	79610t		79610t	72200t	169780t
Hmstd35%	35510	35510	35510	35510		35510	46980	
Owner Oc	31.44	31.40	31.10	31.10	31.10	hmstd 5250 l	30260 b	
Hmstd RB								
Net Tax	2651.28	2681.08	2669.56	2669.56	2669.56			
Cauv Sav	2253.28	1511.94	1528.70	1496.02				
Sp-Asmnt	39.26	57.19	57.19	57.19				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		960		a	*MAIN
1	F/C	A		240		b	ADDTN
1	F/A	A		492		c	ADDTN
	DK	P		84	1260	d	PORCH
	F	G		720	17280	e	GRAGE
	CAN	P		180	1440	f	PORCH
	PAT	P		180	540	g	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
36	1	2010-02-01	JORDAN BRIAN T & NICHOLA	1SD	160000	87570	51400

Year	Land	Bldg	Total	Net Tax
2022	19890	34080	53970	2185.56
2021	19890	34080	53970	2199.10

project		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025		
500	HARDIN COUNTY LANDFILL	XA/2025		
333	TAYLOR CREEK #1096 - SCIOTO	XA/2025		
339	GARDNER DITCH - SCIOTO RIVER	XA/2025		



19829 CR 155 43347

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1692	126750
	Full Upper	FRAME	960	60530
	Basement		480	9190
	Subtotal			196470
Metal	Roof	MANSARD		

B 1 2 U A

Plaster/Drywall		D D	Garages and Carports	17280
Unfinished Wall	X		Extra Features	3240
Floor/Pine		X	Total Value	216990
Floor/Carpet		X		
Floor/Tile-Lino		L	PUB ELECTRIC	
Number of Rooms	1	4 4	PRIV WATER	
Bedrooms		4	PRIV SEWER	
			PUB PAVED ST/RD	
Central Heat		A	Topo: ROLLING	
GRAV AIR				
Plumbing			Neighborhood:	
Standard	1		Code:	3900
			Dwl/Gar/NC%	1.6000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B F		2652		C-	OLD/AV	195290	.55	.20	112490
2	Pole Build		40X60	2400		C	2010AV	28800	.40		17280
3	Flat Barn		30X74	2220		D	OLD/FR	21310	.80	.50	2130
4	Lean-To		22X44	968		D	OLD/FR	6200	.70		1860
5	Lean-To		20X74	1480		D	OLD/FR	9470	.70		2840
6	Lean-To		34X34	1156		D	2010AV	7400	.40		4440
7	POND	*.50A		0			2017AV	0			0
8	Lean-To		16X40	640		D	2024AV	4100	.05		3900

Tab	#	S	O	I	L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1		BOA		BLOUNT SILT LOAM 0-	2.2880	8740	20000	2550	5830
C	2		BOB		BLOUNT SILT LOAM, 2	6.8651	8370	57460	2230	15310
C	14		GWB		GLYNWOOD SILT LOAM	1.0052	7830	7870	1630	1640
C	16		GYC2		GLYNWOOD CLAY LOAM	1.3519	6890	9310	870	1180
C	39		PM		PEWAMO SILTY CLAY L	2.9271	9410	27540	3450	10100
W	1		BOA		BLOUNT SILT LOAM 0-	1.0653	5230	5570	230	250
W	2		BOB		BLOUNT SILT LOAM, 2	1.5775	4540	7160	230	360
W	14		GWB		GLYNWOOD SILT LOAM	.0194	4100	80	230	10
W	39		PM		PEWAMO SILTY CLAY L	3.2240	7790	25110	230	740
C	51		WSTL		WASTE LAND	.0997	170	20	50	10
	670		HSITE		HOMESITE	1.0000	21750	21750	21750	21750
	980		ROAD		ROAD	.5649				
P	1		BOA		BLOUNT SILT LOAM 0-	3.9115	8740	34190	230	900
P	2		BOB		BLOUNT SILT LOAM, 2	5.2426	8370	43880	230	1210
P	14		GWB		GLYNWOOD SILT LOAM	1.9985	7830	15650	230	460
P	39		PM		PEWAMO SILTY CLAY L	6.8593	9410	64550	230	1580

	40	340140	(100%)	61330
		119050	(35%)	21470

CAUV # 801

Call Back: Sign: PSN Date: 2018-07-05 Lister:

40-150001.0000-v082020R