TAYLOR CREEK TWP
RIDGEMONT SD/SE AMBULANCE 00380

Hardin County, Ohio
Michael T. Bacon, Auditor

40-150024.0000 RES
B33 2026

sale

2023 SHIREY DAVID	2004-10-27	
2024 SHIREY DAVID	2004-10-27	
2025 SHIREY DAVID	2004-10-27	
2026 SHIREY DAVID	2004-10-27 9993 3.00A	
13161 TR 220	1WD	
	$76,500	
RUSHSYLVANIA OH 43347		

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

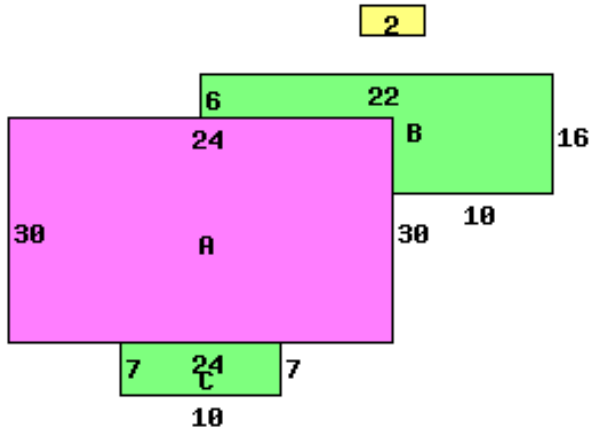
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	3.0000	3.0000	3.0000	3.0000	3.0000			
Land100%	24000	24000	24000	24000		24000	26260	26250
Bldg100%	49570	49570	49570	49570		49570	64490	64490
Totl100%	73570t	73570t	73570t	73570t		73570t	90740t	90740t
Cauv100%								
Tax Value:								
Land 35%	8400	8400	8400	8400		8400	9190	9190
Bldg 35%	17350	17350	17350	17350		17350	22570	22570
Totl 35%	25750t	25750t	25750t	25750t		25750t	31760t	31760t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	882.82	892.62	873.54	873.54	873.54			
Sp-Asmnt	23.29	28.72	28.72	28.72				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		720		a	*MAIN
	DK	P		232	3480	b	PORCH
	OFP	P		70	2100	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
693	1	2004-10-27	SHIREY DAVID	1WD	76500	13400	35000
197	1	2003-04-25	CARR JAMES G	1WD	22600	13400	35000
496	1	1996-11-06	BLACK MELODY R ETAL	1CT *	0	11770	22490
758	2	1988-09-12		2WD	15000	0	18400

Year	Land	Bldg	Total	Net Tax
2022	6300	14830	21130	868.20
2021	6300	14830	21130	873.70

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



13161 TR 220 43347

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	720	90500
	Basement		180	3790
	Subtotal			94290
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Air Conditioning	1290
Unfinished Wall	X	Extra Features	5580
Floor/Pine	X	Total Value	101160
Floor/Concrete	X		
Number of Rooms	1 5	PUB ELECTRIC	
Bedrooms	2	PRIV WATER	
		PUB PAVED ST/RD	
Central Heat	A	Topo: ROLLING	
FORCED AIR			
Central A/C	A	Neighborhood:	
Plumbing		Code:	3900
Standard	1	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	1 B F		720		D+	OLD/AV	85990	.55		61910
2	Garage		12X20	240		D	OLD/AV	4610	.65		2580

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	1.8000				5000	5000	9000	9000
road	.2000							

Call Back: Sign: PSN Date: 2014-11-10 Lister: 40-150024.0000-v082020R