TAYLOR CREEK TWP
RIDGEMONT SD/SE AMBULANCE 00380

Hardin County, Ohio
Michael T. Bacon, Auditor

40-170012.0000 AGR
A11 2026

sale

2023 GRUNDEN MELINDA J ETA	2010-07-19	
2024 GRUNDEN MELINDA J ETA	2010-07-19	
2025 GRUNDEN MELINDA J ETA	2010-07-19	
2026 GRUNDEN MELINDA J ETAL	2010-07-19 10015	35.45A
18150 CR 155	2QC	
	$0	
KENTON OH 43326		

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

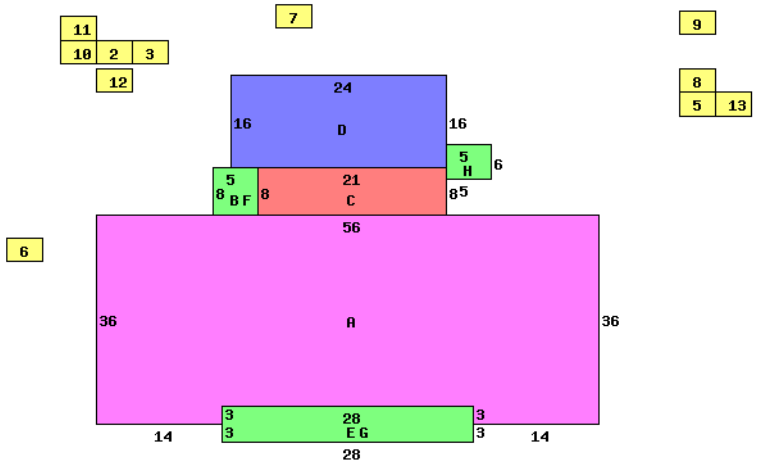
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	35.4500	35.4500	35.4500	35.4500	35.4500			
Land100%	206740	206740	206740	206740		206740	299830	299830
Bldg100%	178370	178370	178370	178370		178370	219570	219560
Totl100%	385110t	385110t	385110t	385110t		385110t	519400t	519390t
Cauv100%	92140	92140	92140	92140		206740	299830	94670
Tax Value:								
Land 35%	32250	32250	32250	32250		32250	33130	104940
Bldg 35%	62430	62430	62430	62430		62430	76850	76850
Totl 35%	94680t	94680t	94680t	94680t		94680t	109980t	181790t
Hmstd35%	54030	54030	53170	53170		53170	69940	
Owner Oc	47.84	47.78	46.58	46.58	46.58	hmstd 5250 l	47920 b	
Hmstd RB	306.30	331.02	335.46	335.46	335.46			
Net Tax	2891.88	2903.22	2829.84	2829.84	2829.84			
Cauv Sav	2013.72	1375.14	1390.38	1360.68				
Sp-Asmnt	40.21	91.90	91.90	91.90				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1932		a	*MAIN
	RFX	P		40	400	b	PORCH
1	F/C	A		168		c	ADDTN
	F2	G		384	9220	d	GRAGE
	RFX	P		168	1680	e	PORCH
	STP	P		40	160	f	PORCH
	STP	P		168	670	g	PORCH
	DK	P		30	450	h	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
271	2	2010-07-19	GRUNDEN MELINDA J ETAL	2QC *	0	81710	121940
270	2	2010-07-19	GRUNDEN MELINDA J ETAL	2QC *	0	81710	121940

Year	Land	Bldg	Total	Net Tax
2022	16820	53340	70160	2482.52
2021	16820	53340	70160	2497.76

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			
333 TAYLOR CREEK #1096 - SCIOTO	XA/2025			



18150 CR 155 43326

Occupancy 1 Single Family *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	2100	143030
	Subtotal			143030
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	X		Fireplaces	2000
Unfinished Wall	X		Plumbing	1400
Floor/Pine	X		Garages and Carports	9220
Number of Rooms	1 7		Extra Features	3360
Bedrooms	3		Total Value	159010
Fireplace			PUB ELECTRIC	
Openings	1		PRIV WATER	
Stacks	1		PRIV SEWER	
Central Heat	A		PUB PAVED ST/RD	
HOT WATER			Topo: ROLLING	
Plumbing				
Standard	1		Neighborhood:	
Extra 2 Fixture	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	1 F/C		2100		C	1978AV	159010	.30		178090	
2	Flat Barn		36X56	2016		D	1930GD	19350	.80	.50	1940	
3	Pole Build		40X80	3200		C	1930AV	30720	.65		10750	1 SIDE OPN
4	Crib/Grana	*SV 0	28X40	1120			1900FR	500			500	
5	P	OFP	6X20	120		C	2003AV	3600	.50		1800	
6	Shop-Stud		24X40	960		C	1976AV	14400	.65		5040	
7	Pole Build		40X60	2400		C	1987AV	28800	.65		10080	
8	Shed		24X40	960		C+	2003AV	12670	.50		6340	
9	POND	*.50A		0			OLD/	0			0	
10	Lean-To		16X78	1248		D	1920AV	7990	.65		2800	
11	Lean-To		16X34	544		D	1920FR	3480	.70		1040	
12	Milk House		12X12	144		D	1920FR	1730	.70		520	
13	P	DK		88		C	2003AV	1320	.50		660	

Tab #		S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	9.1830	8740	80260	2550	23420
C 2	BOB	BLOUNT SILT LOAM, 2	12.3497	8370	103370	2230	27540
C 14	GWB	GLYNWOOD SILT LOAM	3.9319	7830	30790	1630	6410
C 15	GYB2	GLYNWOOD CLAY LOAM	1.3366	7280	9730	1110	1480
C 16	GYC2	GLYNWOOD CLAY LOAM	3.4452	6890	23740	870	3000
C 39	PM	PEWAMO SILTY CLAY L	3.2015	9410	30130	3450	11050
670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
C 51	WSTL	WASTE LAND	.3331	170	60	50	20
980	ROAD	ROAD	.6690				
			35.45		299830	(100%)	94670
					104940	(35%)	33130

CAUV # 868

Call Back: Sign: PSN Date: 2014-11-10 Lister:
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40-170012.0000-v082020R