TAYLOR CREEK TWP
RIDGEMONT SD/SE AMBULANCE 00380

Hardin County, Ohio
Michael T. Bacon, Auditor

40-190012.0000 AGR
A35 2026

sale

2023 BONTRAGER EZRA J & FA	1996-12-17	
2024 BONTRAGER EZRA J & FA	1996-12-17	
2025 BONTRAGER EZRA J & FA	1996-12-17	
2026 BONTRAGER EZRA J & FANN	1996-12-17 10500	37.070A
14241 TR 206	2WD	
	$109,000	
RIDGEWAY OH 43345		

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	52.0600	37.0700	37.0700	37.0700	37.0700			
Land100%	309170	219940	219940	219940		219940	318970	318960
Bldg100%	199370	199370	199370	199370		199370	239890	239890
Totl100%	508540t	419310t	419310t	419310t		419310t	558860t	558850t
Cauv100%	107340	107340	107340	107340		219940	318970	84710
Tax Value:								
Land 35%	37570	37570	37570	37570		37570	29650	111640
Bldg 35%	69780	69780	69780	69780		69780	83960	83960
Totl 35%	107350t	107350t	107350t	107350t		107350t	113610t	195600t
Hmstd35%	50370	50370	50370	50370		50370	66010	
Owner Oc	44.60	44.56	44.12	44.12	44.12	hmstd 3220 l	47150 b	
Hmstd RB								
Net Tax	3635.80	3676.66	3597.56	3597.56	3597.56			
Cauv Sav	2951.76	2421.82	1366.10	1336.96				
Sp-Asmnt	23.64	32.50	32.50	32.50				

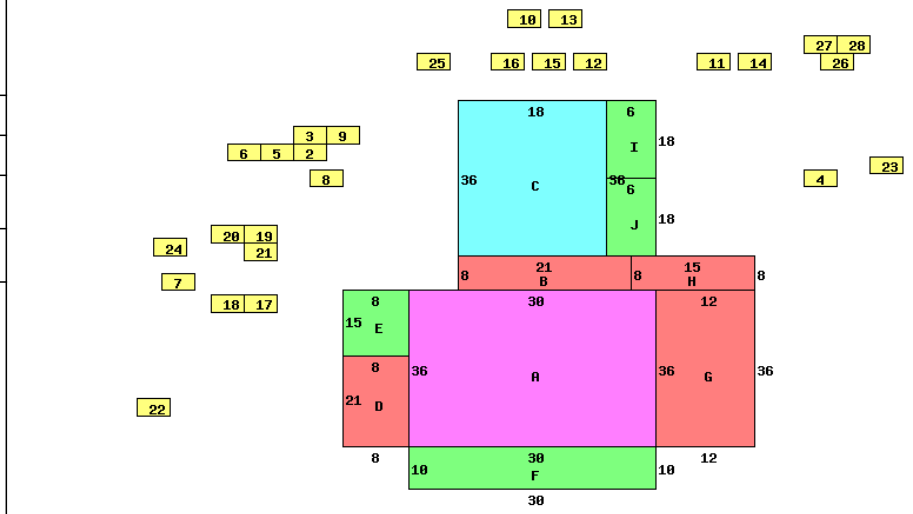
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		1080		a	*MAIN
1	F/C	A		168		b	ADDTN
04	F	O		648	7780	c	OTHER
1	F/C	A		168		d	ADDTN
	OFP	P		120	3600	e	PORCH
	OFP	P		300	9000	f	PORCH
1 B	F	A		432		g	ADDTN
1	F/C	A		120		h	ADDTN
	CAN	P		108	860	i	PORCH
	EFP	P		108	4320	j	PORCH

#: 13, L/W
401900130000 17.781a

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
773	2	1996-12-17	BONTRAGER EZRA J & FANNI	2WD	109000	66430	82090

Year	Land	Bldg	Total	Net Tax
2022	27180	52760	79940	3239.02
2021	27180	52760	79940	3259.08

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



14241 TR 206 43345

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1968	135650
	Full Upper	FRAME	1080	62290
	Basement		810	15150
	Subtotal			213090
Metal	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Unfinished Wall	X		X		
Floor/Hardwood		X			
Floor/Pine			X		
Number of Rooms	1	4	3		
Bedrooms		3	3		

Heating	-3580
Plumbing	-3800
Extra Features	25560
Total Value	231270
PUB PAVED ST/RD	
Topo: ROLLING	
Neighborhood:	
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		3048		D	1991AV	185020	.26	.20	175250	
2	Flat Barn		36X78	2808		D	1900AV	26960	.80	.50	2700	
3	Lean-To		14X32	448		D	1900FR	2870	.70	.20	690	
4	Shed	*PP	8X10	80			OLD/AV	0			0	
5	Lean-To		30X78	2340		D	1900AV	14980	.65	.20	4190	
6	P	CAN0	10X78	780		D	1900AV	4990	.65	.20	1400	
7	Shed	*PP 0	8X10	80		D	1900AV	14780	.65	.20	4140	
8	Milk House	*SV 0	10X12	120			1900AV	200			200	
9	Silo	*SV	14X32	448			1900FR	200			200	
10	P	CAN	8X36	288		D	2001AV	1840	.55	.20	660	
11	Hog House		24X34	816		D	1990AV	9790	.65	.20	2740	
12	Hog House		32X60	1920		C-	1900AV	25920	.65	.20	7260	
13	Pole Build		120X36	4320		D	2001AV	50110	.55	.20	18040	CONCRET FL
14	P	CPY	10X34	340		D	1990AV	2180	.65	.20	610	
15	Crib/Grana		24X60	1440		D+	1900AV	12240	.65	.20	3430	
16	P	CAN	8X60	480		D	1900FR	3070	.70	.20	740	
17	P	CAN	10X28	280		D	1980AV	1790	.65	.20	500	
18	Shed	F	28X28	784		D+	1940AV	8000	.65	.20	2240	
19	Shed		20X36	720		D+	1940AV	7340	.65	.20	2060	
20	Lean-To		10X10	100		D	1920AV	640	.65	.20	180	
21	P	CAN	8X20	160		D	2000AV	1020	.55	.20	370	
22	POND	*.56A		0			OLD/	0			0	
23	Shed		10X26	260		D	OLD/AV	2500	.65	.20	700	
24	Shed		12X16	192		D	1900F	1840	.70	.20	440	
25	Shed			900		D	2017AV	8640	.20	.20	5530	
26	Shed		14X56	784		D	2017AV	7530	.20	.20	4820	
27	Lean-To		8X12	96		D	2017AV	610	.20	.20	390	
28	Lean-To		10X10	100		D	2017AV	640	.20	.20	410	

Tab	#	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA BLOUNT SILT LOAM 0-	.2634	8740	2300	2550	670
C	2	BOB BLOUNT SILT LOAM, 2	18.7084	8370	156590	2230	41720
C	39	PM PEWAMO SILTY CLAY L	7.8597	9410	73960	3450	27120
	680	HSITE HOMESITE - AMISH DW	1.0000	13340	13340	13340	13340