TAYLOR CREEK TWP
RIDGEMONT SD/SE AMBULANCE 00380

Hardin County, Ohio
Michael T. Bacon, Auditor

40-190022.0000 RES
A41 2026

sale

2023	BONTRAGER EDWARD W &	2021-08-20
2024	BONTRAGER EDWARD W &	2021-08-20
2025	BONTRAGER EDWARD W &	2021-08-20
2026	BONTRAGER EDWARD W & RE	2021-08-20 10500 3.00A
	13524 TR 206	1SD
		$100,000
	RIDGEWAY OH 43345	

2028	TROYER ABE W & ANNA & P	2026-07-14
	13524 TR 206	1SD
	RIDGEWAY OH 43345	

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

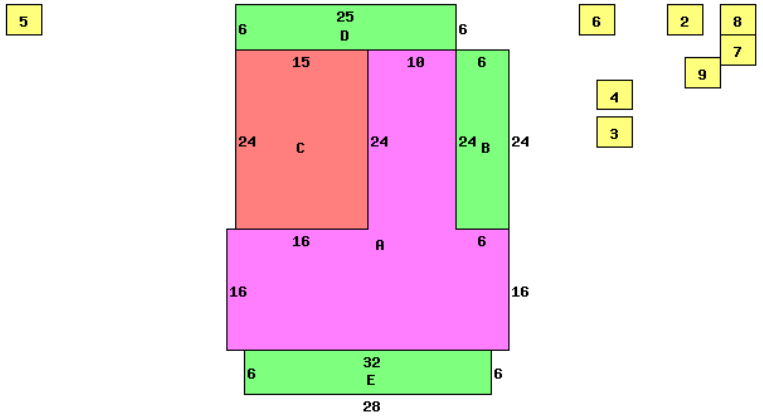
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	3.0000	3.0000	3.0000	3.0000	3.0000			
Land100%	25000	25000	25000	25000		25000	27260	27250
Bldg100%	85910	85910	85910	85910		85910	106510	106510
Totl100%	110910t	110910t	110910t	110910t		110910t	133770t	133760t
Cauv100%								
Tax Value:								
Land 35%	8750	8750	8750	8750		8750	9540	9540
Bldg 35%	30070	30070	30070	30070		30070	37280	37280
Totl 35%	38820t	38820t	38820t	38820t		38820t	46820t	46820t
Hmstd35%	29240	29240	29240	29240		29240	37240	
Owner Oc	25.88	25.86	25.62	25.62	25.62	hmstd 5250 l	23990 b	
Hmstd RB								
Net Tax	1305.04	1319.80	1291.30	1291.30	1291.30			
Sp-Asmnt	23.68	30.88	30.88	30.88				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		752		a	*MAIN
	EFP	P		144	5760	b	PORCH
1	F/C	A		360		c	ADDTN
	EFP	P		150	6000	d	PORCH
	OFP	P		168	5040	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
259	1	2026-07-14	TROYER ABE W & ANNA & PAU	1SD		180000	25000	85910
428	1	2021-08-20	BONTRAGER EDWARD W & REBE	1SD		100000	18600	70710
394	1	2014-09-11	HOSTETLER JOSEPH O & MARY	091		63000	16510	38690
355	1	2010-09-17	CRONLEY RANDAL E & RONDA	1SD	*	0	16490	62600
392	1	2002-09-19	CRONLEY RANDAL E	1QC	*	0	13000	29710

Year	Land	Bldg	Total	Net Tax
2022	6510	24750	31260	1258.70
2021	6510	24750	31260	1266.44

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



13524 TR 206 43345

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1112	102630
	Full Upper	FRAME	752	55020
	Basement		188	3960
	Subtotal			161610
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X X	Heating	-2250
Unfinished Wall	X	Plumbing	-3800
Floor/Pine	X X	Extra Features	16800
Number of Rooms	1 4 3	Total Value	172360
Bedrooms	1 3		

PUB ELECTRIC
PRIV WATER
PRIV SEWER
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		1864		D	1900AV	137890	.55	.20	79420
2	Shed		10X20	200		D	1980FR	1920	.70	.20	460
3	P	OFP	10X30	300		D	2007AV	7200	.45	.20	3170
4	Garage		24X30	720		D	2007AV	13820	.45	.20	9730
5	Shed	*NV	10X10	0			OLD/	0			0
6	Shed	*NV	10X10	0			OLD/	0			0
7	Bank Barn		36X50	1800		D	2015AV	17280	.25	.20	10370
8	P	CAN		688		D	2015AV	4400	.25	.20	2640
9	Milk Parlo		10X10	100		D	2015AV	1200	.25	.20	720

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	2.0000				5000	5000	10000	10000

Call Back: Sign: PSN Date: 2016-01-28 Lister:

40-190022.0000-v082020R