TAYLOR CREEK TWP
RIDGEMONT SD/SE AMBULANCE 00380

Hardin County, Ohio
Michael T. Bacon, Auditor

40-190026.0000 RES
A31 2026

## sale

| | | |
|---|---|---|
| 2023 | ELSASSER DEVIN ETAL | 2017-01-27 |
| 2024 | ELSASSER DEVIN ETAL | 2017-01-27 |
| 2025 | ELSASSER DEVIN ETAL | 2017-01-27 |
| 2026 | ELSASSER DEVIN ETAL | 2017-01-27 10050 2.746A |
| | 13205 TR 206 | 1WD |
| | | $0 |
| | 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 | 2.7500 | 2.7500 | 2.7500 | 2.7500 | 2.7500 | | | |
| Land100% | 23740 | 23740 | 23740 | 23740 | | 23740 | 26000 | 26000 |
| Bldg100% | 161570 | 161570 | 161570 | 161570 | | 161570 | 207600 | 207590 |
| Totl100% | 185310t | 185310t | 185310t | 185310t | | 185310t | 233600t | 233590t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 8310 | 8310 | 8310 | 8310 | | 8310 | 9100 | 9100 |
| Bldg 35% | 56550 | 56550 | 56550 | 56550 | | 56550 | 72660 | 72660 |
| Totl 35% | 64860t | 64860t | 64860t | 64860t | | 64860t | 81760t | 81760t |
| Hmstd35% | 53940 | 53940 | 53940 | 53940 | | 53940 | 69370 | |
| Owner Oc | 47.76 | 47.70 | 47.26 | 47.26 | 47.26 | hmstd 5250 l | 48690 b | |
| Hmstd RB | 306.30 | 331.02 | 335.46 | 335.46 | 335.46 | | | |
| Net Tax | 1869.60 | 1869.62 | 1817.56 | 1817.56 | 1817.56 | | | |
| Sp-Asmnt | 23.98 | 33.49 | 33.49 | 33.49 | | | | |

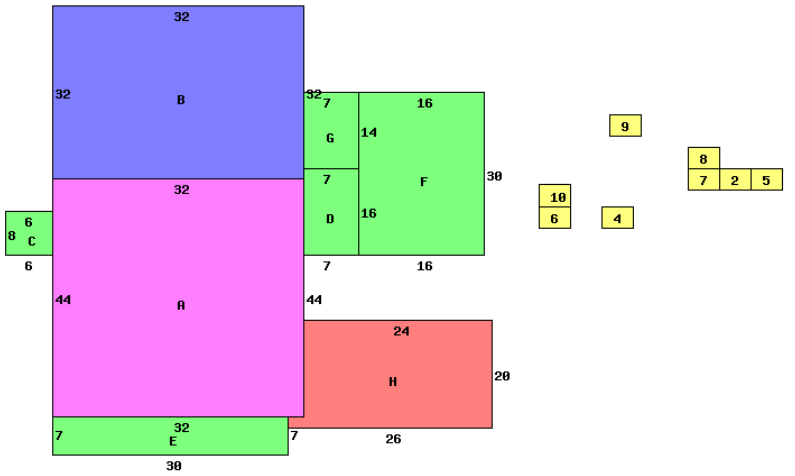
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 2 B | F | M | | 1408 | | a | *MAIN |
| | F | G | | 1024 | 24580 | b | GRAGE |
| | OFP | P | | 48 | 1440 | c | PORCH |
| | EFP | P | | 112 | 4480 | d | PORCH |
| | EFP | P | | 210 | 8400 | e | PORCH |
| | DK | P | | 480 | 7200 | f | PORCH |
| | DK | P | | 98 | 1470 | g | PORCH |
| 1 | F/C | A | | 484 | | h | ADDTN |

460 sq ft of cathedral ceiling

| Sale# | #p | sale date | To | Type/Invalid? | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|
| 41 | 1 | 2017-01-27 | ELSASSER DEVIN ETAL | 1WD * | 0 | 15740 | 77710 |
| 39 | 3 | 2017-01-27 | ELSASSER JUDITH E | 3AF * | 0 | 15740 | 77710 |
| 208 | 2 | 1989-03-17 | | 2WD | 40220 | 0 | 29510 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 6250 | 40970 | 47220 | 1548.36 |
| 2021 | 6250 | 40970 | 47220 | 1557.76 |

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




13205 TR 206 43345

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 2 | | | | |
| Floor Level | Main | FRAME | 1892 | 133920 |
| | Full Upper | FRAME | 1408 | 66850 |
| | Basement | | 576 | 10960 |
| | Subtotal | | | 211730 |
| Metal | Roof | GABLE | | |

B 1 2 U A

| | | | |
|---|---|---|---|
| Plaster/Drywall | X X | Air Conditioning | 5770 |
| Unfinished Wall | X | Plumbing | 4200 |
| Floor/Pine | X X | Garages and Carports | 24580 |
| Floor/Carpet | X | Extra Features | 22990 |
| Floor/Concrete | X | Total Value | 269270 |
| Number of Rooms | 1 7 5 | | |
| Bedrooms | 1 4 | PUB ELECTRIC | |
| | | PRIV WATER | |
| Central Heat | A | PRIV SEWER | |
| | | PUB PAVED ST/RD | |
| Central A/C | A | | |
| Plumbing | | Neighborhood: | |
| Standard | 1 | Code: | 3900 |
| Extra 3 Fixture | 2 | 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 | | 3300 | | C | 1900GD | 269270 | .40 | .30 | 180950 |
| 2 | Flat Barn | | 62X60 | 3720 | | D | 1900AV | 35710 | .80 | .50 | 3570 |
| 4 | Grain Bin | *PP 0 | 22X30 | 660 | | C | 1900AV | 0 | | | 0 |
| 5 | Lean-To | | 6X60 | 360 | | D | 1900AV | 2300 | .65 | | 810 |
| 6 | Garage | | 32X42 | 1344 | | C | 1991AV | 32260 | .65 | | 18070 |
| 7 | Lean-To | | 12X12 | 144 | | D | 1900AV | 920 | .65 | | 320 |
| 8 | P | CAN | 7X48 | 336 | | D | 1900FR | 2150 | .70 | | 650 |
| 9 | Shed | | 24X30 | 720 | | D | 1900F | 6910 | .70 | | 2070 |
| 10 | Lean-To | | 16X32 | 512 | | D | 1991AV | 3280 | .65 | | 1150 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| homesite | 1.0000 | | | | 17250 | 17250 | 17250 | 17250 |
| small acreage | 1.7500 | | | | 5000 | 5000 | 8750 | 8750 |

Call Back: Sign: PSN Date: 2014-11-10 Lister:

40-190026.0000-v082020R