TAYLOR CREEK TWP
RIDGEMONT SD/SE AMBULANCE 00380

Hardin County, Ohio
Michael T. Bacon, Auditor

40-200003.0000 AGR
B38 2026

sale

2023	FAY MARY DUGAN			
2024	FAY MARY DUGAN			
2025	FAY MARY DUGAN			
2026	FAY MARY DUGAN	9994	40.18A	
	23475 CR 265 R 1	$0		
	RIDGEWAY OH 43345			

2027	JACOBS MICHAEL L & JANN	2025-05-05		
	23475 CR 265 R 1	4SD		
	RIDGEWAY OH 43345			

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

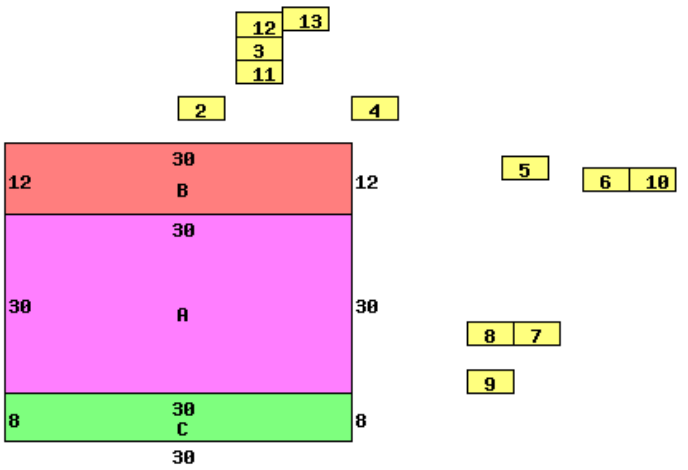
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	40.1800	40.1800	40.1800	40.1800	40.1800			
Land100%	240310	240310	240310	240310		240310	348510	348510
Bldg100%	133060	133060	133060	133060		133060	168170	168180
Totl100%	373370t	373370t	373370t	373370t		373370t	516690t	516690t
Cauv100%	122310	122310	122310	122310		240310	348510	124600
Tax Value:								
Land 35%	42810	42810	42810	42810		42810	43610	121980
Bldg 35%	46570	46570	46570	46570		46570	58860	58860
Totl 35%	89380t	89380t	89380t	89380t		89380t	102470t	180840t
Hmstd35%	46120	46120	46120	46120		46120	60780	
Owner Oc	40.84	40.80	40.40	40.40	40.40	hmstd 5250 l	40870 b	
Hmstd RB								
Net Tax	3023.46	3057.48	2991.70	2991.70	2991.70			
Cauv Sav	2170.70	1415.96	1431.66	1401.02				
Sp-Asmnt	23.53	31.09	31.09	31.09				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		900		a	*MAIN
1 B	F	A		360		b	ADDTN
	OFP	P		240	7200	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
176	4	2025-05-05	JACOBS MICHAEL L & JANNET	4SD	250000	240310	133060

Year	Land	Bldg	Total	Net Tax
2022	23750	34610	58360	2361.40
2021	23750	34610	58360	2376.00

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



23475 CR 265 43345

Occupancy 1 Single Family *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1260	104160
	Full Upper	FRAME	900	61450
	Basement		1260	23320
	Subtotal			188930
Shingle	Roof	HIP		

B 1 2 U A			
Plaster/Drywall	X X	Air Conditioning	3910
Unfinished Wall	X	Plumbing	2100
Floor/Pine	X X	Extra Features	7200
Floor/Carpet	X	Total Value	202140
Number of Rooms	1 4 4		
Bedrooms	4	PUB ELECTRIC	
		PRIV WATER	
Central Heat	A	PRIV SEWER	
GRAV AIR		PUB PAVED ST/RD	
Central A/C	A	Topo: ROLLING	
Plumbing			
Standard	1	Neighborhood:	
Extra 3 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	2 B F			2160		C	OLD/AV	202140	.55		145540	
2	Upground C	*SV	0	10X20	200			OLD/	400			400	
3	Bank Barn			50X30	1500		D	OLD/AV	14400	.65	.50	2520	
4	Garage	F		16X23	368		C	1997AV	8830	.55		6360	
5	Silo	*NV	0	20X42	840			OLD/AV	0			0	
6	Pole Build		1	100X30	3000		D	1967AV	23040	.65	.50	4030	1 SIDE OPN
7	Crib/Grana	*NV	0	14X30	420			OLD/PR	0			0	
8	Crib/Grana	*SV	0	20X30	600			OLD/FR	400			400	
9	Pole Build			24X30	720		C	1972AV	8640	.65	.50	1510	
10	Shed			36X30	1080		D	OLD/AV	10370	.65		3630	
11	Milk House			14X18	252		D	OLD/AV	3020	.65		1060	
12	Lean-To			16X40	640		D	OLD/AV	4100	.65		1440	
13	Lean-To			24X24	576		D	OLD/AV	3690	.65		1290	

Tab #		S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 2	BOB	BLOUNT SILT LOAM, 2		20.2134	8370	169190	2230	45080
C 39	PM	PEWAMO SILTY CLAY L		16.7448	9410	157570	3450	57770
670	HSITE	HOMESITE		1.0000	21750	21750	21750	21750
980	ROAD	ROAD		2.2218				
				40.18		348510	(100%)	124600
						121980	(35%)	43610

CAUV # 4718

Call Back: Sign: PSN Date: 2014-11-10 Lister:
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40-200003.0000-v082020R