TAYLOR CREEK TWP
RIDGEMONT SD/SE AMBULANCE 00380

Hardin County, Ohio
Michael T. Bacon, Auditor

40-200024.0000 RES
B48 2026

sale

2023	BRIGGS BENJAMIN W & H	2021-06-24
2024	BRIGGS BENJAMIN W & H	2021-06-24
2025	BRIGGS BENJAMIN W & H	2021-06-24
2026	BRIGGS BENJAMIN W & HAL	2021-06-24 9994 4.496A
	20686 CR 155	1WD
		$205,000
	RIDGEWAY OH 43345	

Orig Tax Year 2001
Parent: 40-200014.0000

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

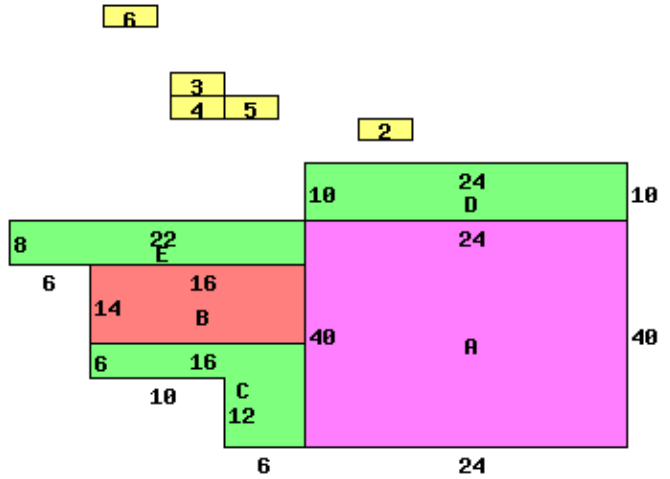
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	4.4960	4.4960	4.4960	4.4960	4.4960			
Land100%	29430	29430	29430	29430		29430	31690	31690
Bldg100%	135740	135740	135740	135740		135740	176090	176080
Totl100%	165170t	165170t	165170t	165170t		165170t	207770t	207770t
Cauv100%								
Tax Value:								
Land 35%	10300	10300	10300	10300		10300	11090	11090
Bldg 35%	47510	47510	47510	47510		47510	61630	61630
Totl 35%	57810t	57810t	57810t	57810t		57810t	72720t	72720t
Hmstd35%	52170	52170	52170	52170		52170	67080	
Owner Oc	46.20	46.14	45.70	45.70	45.70	hmstd 5250 l	46920 b	
Hmstd RB								
Net Tax	1935.76	1957.80	1915.44	1915.44	1915.44			
Sp-Asmnt	20.16	25.04	25.04	25.04				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		960		a	*MAIN
2 B	F	A		224		b	ADDTN
	OFP	P		168	5040	c	PORCH
	EFP	P		240	9600	d	PORCH
	PAT	P		176	530	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
288	1	2021-06-24	BRIGGS BENJAMIN W & HALEY	1WD	205000	21290	100740
638	1	2015-12-10	VANBUSKIRK JOSHUA	1WD	145000	19170	42460
358	1	2011-08-30	SKAGGS BETH M	1WD	111000	19140	32090
160	1	2004-03-30	FERGUS SCOTT D	1WD	105000	16660	34110
125	1	2000-03-02	VANBUSKIRK ERIC & TONYA	1WD	67500	0	0

Year	Land	Bldg	Total	Net Tax
2022	7450	35260	42710	1713.34
2021	7450	35260	42710	1723.76

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



20686 CR 155 43345

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1184	104890
	Full Upper	FRAME	224	22810
	Basement		224	4590
	Subtotal			132290
Metal	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Unfinished Wall	X				
Floor/Pine		X	X		
Floor/Carpet		X	X		
Number of Rooms		1	3	3	
Bedrooms			3		
Fireplace					
Openings		1			
Stacks		1			
Central Heat		A			
ELECTRIC					
Plumbing					
Standard		1			

Fireplaces	2000
Extra Features	15170
Total Value	149460
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 F/C		1408		C	1900VG	149460	.30		167400
2	Shed	*PP	10X14	0			OLD/AV	0			0
3	Lean-To		22X24	528			OLD/FR	4220	.70		1270
4	Garage	M	38X20	760		D	OLD/FR	14590	.70		7000
5	Lean-To		8X10	80		D	2017AV	510	.20		410
6	Shed	*PP	12X12	0			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	3.4960				5000	4130	14440	14440

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

40-200024.0000-v082020R