TAYLOR CREEK TWP
RIDGEMONT SD/SE AMBULANCE 00380

Hardin County, Ohio
Michael T. Bacon, Auditor

40-210003.0000 AGR
B04 2025

sale

2022 SLABAUGH LEVI REVOC L	1996-12-11	
2023 SLABAUGH LEVI REVOC L	1996-12-11	
2024 SLABAUGH LEVI REVOC L	1996-12-11	
2025 SLABAUGH LEVI REVOC LIV	1996-12-11 9978	98.68A
20609 TR 169	4QC	
	$0	
RIDGEWAY OH 43345		

Eff Rate:– 45.31 — 37.83 — 38.20 — 37.43 — a/r

	2022	2023	2024	2025	CAMA
Tax Year					
Prop Cls	111	111	111	111	111
Acres	98.6800	98.6800	98.6800	98.6800	
Land100%	556430	609170	609170	609170	609170
Bldg100%	86310	103830	103830	103830	103830
Totl100%	642740t	713000t	713000t	713000t	713000t
Cauv100%	165430	304490	304490	304490	304480
Tax Value:					
Land 35%	57900	106570	106570	106570	213210
Bldg 35%	30210	36340	36340	36340	36340
Totl 35%	88110t	142910t	142910t	142910t	249550t
Hmstd35%	21370	25130	25130	25130	
Owner Oc	22.56	22.24	22.22	22.02	hmstd 5250 l 19880 b
Hmstd RB					
Net Tax	3597.72	4877.30	4931.64	4826.00	
Cauv Sav	5622.94	3656.06	3696.60	3617.60	
Sp-Asmnt	396.04	396.04	401.09	401.09	

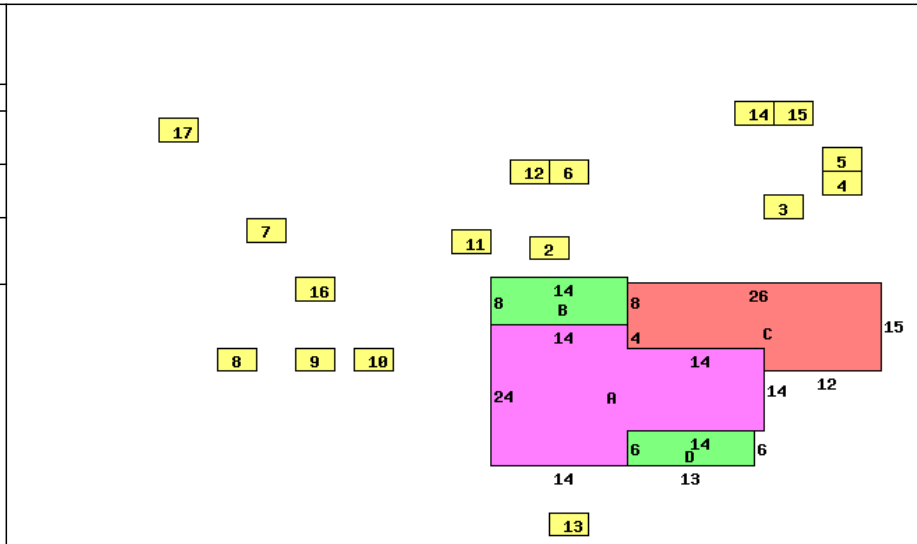
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1T	F	M		532		a	*MAIN
	EFP	P		112	4480	b	PORCH
1	F/C	A		334		c	ADDTN
	OFP	P		78	2340	d	PORCH

4-12-19 During conversion an error on bldg #12 196x44 should be 196L44

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
555	4	1996-12-11	SLABAUGH LEVI REVOC LIVI	4QC *	0	120090	55430
49	1	1996-02-01	SLABAUGH LEVI	1CT *	0	102600	53910

Year	Land	Bldg	Total	Net Tax
2021	57900	30210	88110	3620.30
2020	57900	30210	88110	3626.36

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



20609 TR 169 43345

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1T				
Floor Level	Main	FRAME	866	98710
	Part Upper	FRAME	532	33340
	Basement		266	5220
	Subtotal			137270
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall		X X	Air Conditioning	2490
Unfinished Wall	X		Extra Features	6820
Floor/Pine		X X	Total Value	146580
Number of Rooms	1	3 3		
Bedrooms		2	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:	
			Code:	3900
			Dwl/Gar/NC%	1.2300

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value	
1	DWELLING	1T F		1398		C-	OLD/FR	131920	.65		56790	
2	Shed	*NV 0	8X12	96			OLD/PR	0			0	
3	Poultry Ho	*SV 0	18X30	540			OLD/PR	500			500	
4	Shed	*SV 0	14X28	392			OLD/PR	800			800	
5	Flat Barn		20X28	560		D	OLD/PR	5380	.80	.50	540	
6	Flat Barn		30X50	1500		D	OLD/PR	14400	.80	.50	1440	
7	Flat Barn		30X50	1500		D	OLD/PR	14400	.80	.50	1440	
8	Grain Bin	*PP 0	27X16	432		C	1972PR	0			0	
9	Grain Bin	*PP 0	27X16	432		C	1972PR	0			0	
10	Shed	1	196X44	8624		D	1972PR	82790	.75		20700	
11	Shed		16X24	384		D	OLD/FR	3690	.70		1110	
12	Lean-To		28X30	840		D	1979FR	4300	.70		1290	1 SIDE OPN
13	Shed		44X16	704		D	OLD/FR	6760	.70		2030	
14	Shed		14X20	280		D	1979GD	2690	.60		1080	
15	Lean-To		12X20	240		D	OLD/GD	1540	.60		620	
16	Pole Build		24X50	1200		C	2017AV	11520	.20		9220	1 SIDE OPN
17	Pole Barn		24X50	1200		D	2019AV	9220	.15	.20	6270	1 SIDE OPN

Tab #		S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	47.0329	6030	283610	2660	125110
C 14	GWB	GLYNWOOD SILT LOAM	2.9252	5400	15800	1750	5120
C 39	PM	PEWAMO SILTY CLAY L	43.9161	6490	285020	3560	156340
W 1	BOA	BLOUNT SILT LOAM 0-	.3741	3610	1350	770	290
W 39	PM	PEWAMO SILTY CLAY L	1.5437	5370	8290	1670	2580
C 51	WSTL	WASTE LAND	.8330	120	100	50	40
670	HSITE	HOMESITE	1.0000	15000	15000	15000	15000
980	ROAD	ROAD	1.0550				
			98.68		609170	(100%)	304480
					213210	(35%)	106570

CAUV # 2809

Call Back: Sign: PSN Date: 2018-07-05 Lister:
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40-210003.0000-v082020R