TAYLOR CREEK TWP-RIDGEMONT SD BM
RIDGEMONT SD/BMRT AMBULNCE 00385

Hardin County, Ohio
Michael T. Bacon, Auditor

41-070009.0000 RES
E18 2026

## sale

| | | |
|---|---|---|
| 2023 MITCHELL J AARON & VI | 2017-08-16 | |
| 2024 MITCHELL J AARON & VI | 2017-08-16 | |
| 2025 MITCHELL J AARON & VI | 2017-08-16 | |
| 2026 MITCHELL J AARON & VICK | 2017-08-16 12051 12167 | 2.21A |
| 10640 CR 200 | 1WD | |
| | $199,900 | |
| KENTON OH 43326 | | |

## Eff Rate:

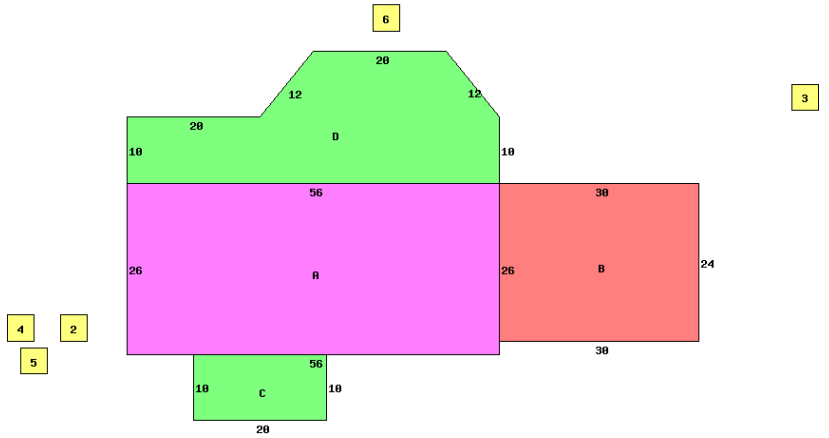
| | 39.76 | 40.14 | 39.56 | 39.56 | a/r | | | |
|---|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 511 | 511 | 511 | 511 | 0 | 511 | 511 | 511 |
| Acres | 2.2100 | 2.2100 | 2.2100 | 2.2100 | 2.2100 | | | |
| Land100% | 21060 | 21060 | 21060 | 21060 | | 21060 | 23310 | 23300 |
| Bldg100% | 196860 | 196860 | 196860 | 196860 | | 196860 | 256110 | 256100 |
| Totl100% | 217910t | 217910t | 217910t | 217910t | | 217910t | 279430t | 279400t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 7370 | 7370 | 7370 | 7370 | | 7370 | 8160 | 8150 |
| Bldg 35% | 68900 | 68900 | 68900 | 68900 | | 68900 | 89640 | 89640 |
| Totl 35% | 76270t | 76270t | 76270t | 76270t | | 76270t | 97800t | 97790t |
| Hmstd35% | 68580 | 68580 | 68580 | 68580 | | 68580 | 88420 | |
| Owner Oc | 60.74 | 60.68 | 60.42 | 60.42 | 60.42 | hmstd 5250 l | 63330 b | |
| Hmstd RB | | | | | | | | |
| Net Tax | 2701.74 | 2730.54 | 2687.92 | 2687.92 | 2687.92 | | | |
| Sp-Asmnt | 23.74 | 32.09 | 35.09 | 35.09 | | | | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 | F/C | M | | 1456 | | a | *MAIN |
| 1 | F | A | | 720 | | b | ADDTN |
| | OFP | P | | 200 | 6000 | c | PORCH |
| | DK | P | | 840 | 12600 | d | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|
| 393 | 1 | 2017-08-16 | MITCHELL J AARON & VICKI | 1WD | 199900 | 14140 | 75200 |
| 121 | 1 | 2013-03-25 | HOWARD RONALD | 1AF * | 0 | 14140 | 73340 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 5680 | 48630 | 54310 | 2287.62 |
| 2021 | 5680 | 48630 | 54310 | 2365.10 |

| project | | | ben acres | / % | factor |
|---|---|---|---|---|---|
| 902 | MAIN DISTRICT CONSERVANCY | XA/2025 | | | |
| 279 | SILVER CREEK - SCIOTO RIVER | XA/2025 | | | |
| 500 | HARDIN COUNTY LANDFILL | XA/2025 | | | |
| 364 | LOWE-SCIOTO RIVER | XA/2025 | | | |




10640 CR 200 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1 | | | | |
| Floor Level | Main | FRAME | 2176 | 146920 |
| | Subtotal | | | 146920 |
| Shingle | Roof | GABLE | | |

B 1 2 U A

| | | | |
|---|---|---|---|
| Plaster/Drywall | X | Air Conditioning | 3790 |
| Panelled Wall | X | Extra Features | 18600 |
| Floor/Carpet | X | Total Value | 169310 |
| Number of Rooms | 5 | | |
| Bedrooms | 3 | PUB ELECTRIC | |
| | | PRIV WATER | |
| Central Heat | A | PRIV SEWER | |
| FORCED AIR | | PUB PAVED ST/RD | |
| Central A/C | A | Topo: ROLLING | |
| Plumbing | | | |
| Standard | 1 | 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 | 1 F/C | | 2176 | | C- | 2014AV | 152380 | .08 | | 224300 |
| 2 | Garage | F | 24X30 | 720 | | C | 1995AV | 17280 | .60 | | 11060 |
| 3 | Garage | F | 30X40 | 1200 | | C | 2002AV | 28800 | .55 | | 20740 |
| 4 | Shed | *PP | 6X10 | 0 | | | 2017 | 0 | | | 0 |
| 5 | POND | *.20A | | 0 | | | OLD/ | 0 | | | 0 |
| 6 | Pool | *PP | | 0 | | | 2017 | 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 | 1.2100 | | | | 5000 | 5000 | 6050 | 6050 |

Call Back: Sign: PSN Date: 2014-11-25 Lister:

41-070009.0000-v082020R