

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

00385

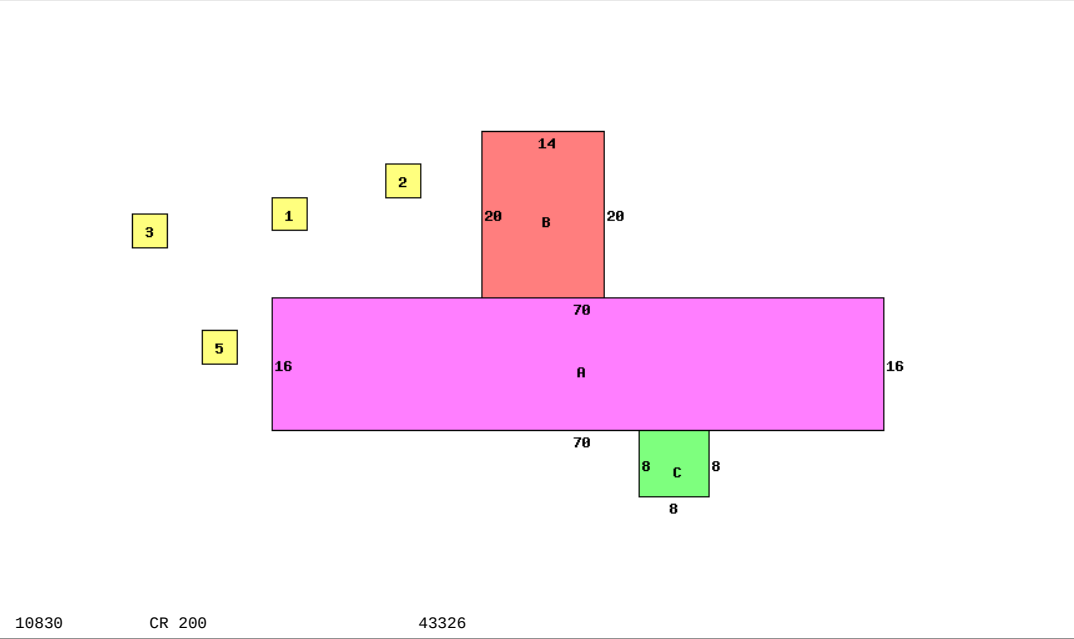
Hardin County, Ohio
Michael T. Bacon, Auditor

41-070037.0000
E17.01

AGR
2025

sale		Eff Rate:- 47.22 — 39.76 — 40.14 — 39.56 — a/r					
2022 FAUS TIMOTHY D & DAWN	2016-02-16	Tax Year	2022	2023	2024	2025	CAMA
2023 WEAVER ARGYL LAVERN &	2022-09-01	Prop Cls	199	111	111	111	111
2024 WEAVER ARGYL LAVERN &	2022-09-01	Acres	43.4770	43.4770	43.4770	43.4770	
2025 WEAVER ARGYL LAVERN & R	2022-09-01 12051-12167 43.477A	Land100%	174490	202660	202660	202660	202670
10830 CR 200	1SD	Bldg100%	70600	171770	171770	171770	171770
	\$1,100,000	Totl100%	245090t	374430t	374430t	374430t	374440t
KENTON OH 43326		Cauv100%	27260	77230	77230	77230	77240
		Tax Value:					
	Orig Tax Year 2017	Land 35%	9540	27030	27030	27030	70930
	Parent: 41-070003.0000	Bldg 35%	24710	60120	60120	60120	60120
		Totl 35%	34250t	87150t	87150t	87150t	131050t
		Hmstd35%		43950	43950	43950	
		Owner 0c			38.88	38.72	
		Hmstd RB					hmstd 5250 l 38700 b
		Net Tax	1472.74	3156.54	3150.52	3101.68	
		Cauv Sav	2215.76	1590.04	1606.58	1581.92	
		Sp-Asmnt	6.09	24.09	36.67	46.33	

SHB+ 1	CONS F OFF	TYPE M A P	FACT	SQ-FT 1120 280 64	VALUE 1920	a b c	*MAIN ADDTN PORCH			
Sale# 457 40	#p 1 1	sale date 2022-09-01 2016-02-16	To WEAVER ARGYL FAUS TIMOTHY	ARGYL D &	LAVERN & DAWN L	Type/Invalid? ROS 1SD 1WD	Sale\$ 1100000 195646	co:land 174490 0	co:bldg 70600 0	
Year 2021 2020	Land 9540 9540	Bldg 24710 24710	Total 34250 34250	Net Tax 1522.18 1418.74						
p r o j e c t								ben acres	/ %	factor
279	SILVER CREEK - SCIOTO RIVER				XA/2025					
902	MAIN DISTRICT CONSERVANCY				XA/2025					
500	HARDIN COUNTY LANDFILL				XA/2025					
364	LOWE-SCIOTO RIVER				XA/2025					



Occupancy 1 Single Family				*DWELLING COMPUTATIONS																								
Story Height 1		Main		FRAME		Sq-Ft	Value	Bldg Type		SHB+Cons	DixHt	FtxFt	Area	Unit	Grade	Blt/Renov	Cond	Replace	Value	Phy	Dpr	Fnc	Dpr	True	Value			
Floor Level						1400	111360	1	.Hog House	3	300X80	0				C	2017AV		72600	.20					58080	ELECTRIC	CONCRET	FL
Metal		B 1 2 U A					111360	2	.Hog House		24X30	0				C	2017AV		600	.20					480			
								3	Shed	*PP	10X12	0					2017		0						0			
								4	DWELLING	1	F		1400			D	2022AV		91740	.02					110580			
								5	Shed		12X24	288				D	2022AV		2770	.05					2630			
Plaster/Drywall						Plumbing		Tab #		S O I L		Acres				Mkt/Ac		Market				Au/Ac		Cauv				
Floor/Carpet		D				Extra Features		W 1		BOA		BLOUNT SILT LOAM 0-		4.8859		3610		17640				770		3760				
Number of Rooms		X				Total Value		W 2		BOB		BLOUNT SILT LOAM, 2		14.5998		3130		45700				470		6860				
Bedrooms		5						W 14		GBW		GLYNWOOD SILT LOAM		.4973		2830		1410				750		370				
		3				PUB PAVED ST/RD		W 15		GBY2		GLYNWOOD CLAY LOAM		.8420		1830		1540				230		190				
Central Heat		A				Topo: ROLLING		W 39		PM		PEWAMO SILTY CLAY L		5.8213		5370		31260				1670		9720				
ELECTRIC						Neighborhood:		C 51		WSTL		WASTE LAND		.9153		120		110				50		50				
Plumbing						Code:		C 1		BOA		BLOUNT SILT LOAM 0-		4.0745		6030		24570				2660		10840				
Standard		1				Dwl/Gar/NC%		C 2		BOB		BLOUNT SILT LOAM, 2		4.2805		5770		24700				2360		10100				
Extra 2 Fixture		1						C 39		PM		PEWAMO SILTY CLAY L		5.0334		6490		32670				3560		17920				
								C 14		GBW		GLYNWOOD SILT LOAM		1.0610		5400		5730				1750		1860				
								C 15		GBY2		GLYNWOOD CLAY LOAM		.4660		5020		2340				1230		570				
								670		HSITE		HOMESITE		1.0000		15000		15000				15000		15000				
												43.477						202670		(100%)				77240		CAUV # 4498		
																		70930		(35%)				27030				
Call Back:										Sign: PSN		Date: 2018-07-05		Lister:												41-070037.0000-v082020R		