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

Hardin County, Ohio
Michael T. Bacon, Auditor

41-070037.0000 AGR
E17.01 2026

## sale

| | | |
|---|---|---|
| 2023 | WEAVER ARGYL LAVERN & | 2022-09-01 |
| 2024 | WEAVER ARGYL LAVERN & | 2022-09-01 |
| 2025 | WEAVER ARGYL LAVERN & | 2022-09-01 |
| 2026 | WEAVER ARGYL LAVERN & R | 2022-09-01 12051-12167 43.477A |
| | 10830 CR 200 | 1SD |
| | | $1,100,000 |
| | KENTON OH 43326 | |

Orig Tax Year 2017
Parent: 41-070003.0000

## Eff Rate:– 39.76 — 40.14 — 39.56 — 39.56 — a/r

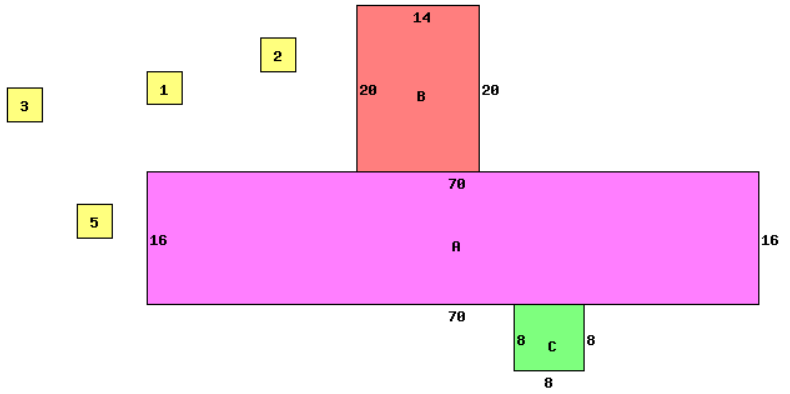
| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 111 | 111 | 111 | 111 | 0 | 111 | 111 | 111 |
| Acres | 43.4770 | 43.4770 | 43.4770 | 43.4770 | 43.4770 | | | |
| Land100% | 202660 | 202660 | 202660 | 202660 | | 202660 | 293860 | 293860 |
| Bldg100% | 171770 | 171770 | 171770 | 171770 | | 171770 | 205030 | 205040 |
| Totl100% | 374430t | 374430t | 374430t | 374430t | | 374430t | 498890t | 498900t |
| Cauv100% | 77230 | 77230 | 77230 | 77230 | | 202660 | 293860 | 67480 |
| Tax Value: | | | | | | | | |
| Land 35% | 27030 | 27030 | 27030 | 27030 | | 27030 | 23620 | 102850 |
| Bldg 35% | 60120 | 60120 | 60120 | 60120 | | 60120 | 71760 | 71760 |
| Totl 35% | 87150t | 87150t | 87150t | 87150t | | 87150t | 95380t | 174620t |
| Hmstd35% | 43950 | 43950 | 43950 | 43950 | | 43950 | 57960 | |
| Owner Oc | | 38.88 | 38.72 | 38.72 | 38.72 | hmstd 5250 l | 38700 b | |
| Hmstd RB | | | | | | | | |
| Net Tax | 3156.54 | 3150.52 | 3101.68 | 3101.68 | 3101.68 | | | |
| Cauv Sav | 2215.76 | 1590.04 | 1606.58 | 1581.92 | | | | |
| Sp-Asmnt | 24.09 | 36.67 | 46.33 | 46.33 | | | | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 | F | M | | 1120 | | a | *MAIN |
| 1 | F | A | | 280 | | b | ADDTN |
| | OFP | P | | 64 | 1920 | c | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|---|
| 457 | 1 | 2022-09-01 | WEAVER ARGYL LAVERN & | ROS | 1SD | 1100000 | 174490 | 70600 |
| 40 | 1 | 2016-02-16 | FAUS TIMOTHY D & DAWN | L | 1WD | 195646 | 0 | 0 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 9540 | 24710 | 34250 | 1472.74 |
| 2021 | 9540 | 24710 | 34250 | 1522.18 |

| project | | 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 | | |




10830 CR 200 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1 | | | | |
| Floor Level | Main | FRAME | 1400 | 111360 |
| | Subtotal | | | 111360 |
| Metal | | | | |

B 1 2 U A

| | | | |
|---|---|---|---|
| Plaster/Drywall | D | Plumbing | 1400 |
| Floor/Carpet | X | Extra Features | 1920 |
| Number of Rooms | 5 | Total Value | 114680 |
| Bedrooms | 3 | | |
| | | PUB PAVED ST/RD | |
| Central Heat | A | Topo: ROLLING | |
| ELECTRIC | | | |
| Plumbing | | Neighborhood: | |
| Standard | 1 | Code: | 3900 |
| Extra 2 Fixture | 1 | 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 | .Hog House | 3 | 300X80 | 0 | | C | 2017AV | 72600 | .20 | | 58080 | ELECTRIC | CONCRET FL |
| 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 | | 143850 | | |
| 5 | Shed | | 12X24 | 288 | | D | 2022AV | 2770 | .05 | | 2630 | | |

| Tab # | | S O I L | | Acres | Mkt/Ac | Market | Au/Ac | Cauv |
|---|---|---|---|---|---|---|---|---|
| W | 1 | BOA | BLOUNT SILT LOAM 0- | 4.8859 | 5230 | 25550 | 230 | 1120 |
| W | 2 | BOB | BLOUNT SILT LOAM, 2 | 14.5998 | 4540 | 66280 | 230 | 3360 |
| W | 14 | GWB | GLYNWOOD SILT LOAM | .4973 | 4100 | 2040 | 230 | 110 |
| W | 15 | GYB2 | GLYNWOOD CLAY LOAM | .8420 | 2650 | 2230 | 230 | 190 |
| W | 39 | PM | PEWAMO SILTY CLAY L | 5.8213 | 7790 | 45350 | 230 | 1340 |
| C | 51 | WSTL | WASTE LAND | .9153 | 170 | 160 | 50 | 50 |
| C | 1 | BOA | BLOUNT SILT LOAM 0- | 4.0745 | 8740 | 35610 | 2550 | 10390 |
| C | 2 | BOB | BLOUNT SILT LOAM, 2 | 4.2805 | 8370 | 35830 | 2230 | 9550 |
| C | 39 | PM | PEWAMO SILTY CLAY L | 5.0334 | 9410 | 47360 | 3450 | 17370 |
| C | 14 | GWB | GLYNWOOD SILT LOAM | 1.0610 | 7830 | 8310 | 1630 | 1730 |
| C | 15 | GYB2 | GLYNWOOD CLAY LOAM | .4660 | 7280 | 3390 | 1110 | 520 |
| | 670 | HSITE | HOMESITE | 1.0000 | 21750 | 21750 | 21750 | 21750 |
| | | | | 43.477 | | 293860 | (100%) | 67480 |
| | | | | | | 102850 | ( 35%) | 23620 |

CAUV # 4498

Call Back: Sign: PSN Date: 2018-07-05 Lister:

41-070037.0000-v082020R