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

Hardin County, Ohio
Michael T. Bacon, Auditor

41-080034.0000 RES
E13 2026

## sale

| | | |
|---|---|---|
| 2023 MCCLURE SCOTT A & DEN | | 2008-08-29 |
| 2024 MCCLURE SCOTT A & DEN | | 2008-08-29 |
| 2025 MCCLURE SCOTT A & DEN | | 2008-08-29 |
| 2026 MCCLURE SCOTT A & DENES | | 2008-08-29 10013 4.041A |
| 18013 TR 119 | | 1SD |
| | | $0 |
| KENTON OH 43326 | | |

Orig Tax Year 2009
Parent: 41-080012.0000

Eff Rate: 39.76 40.14 39.56 39.56 a/r

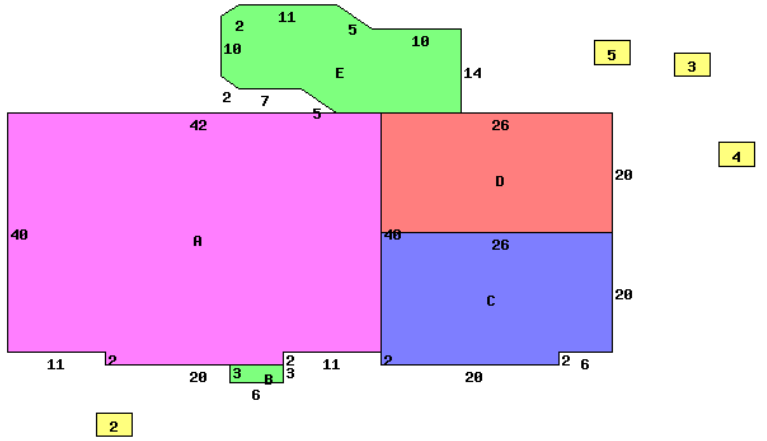
| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 511 | 511 | 511 | 511 | 0 | 511 | 511 | 511 |
| Acres | 4.0410 | 4.0410 | 4.0410 | 4.0410 | 4.0410 | | | |
| Land100% | 27890 | 27890 | 27890 | 27890 | | 27890 | 30140 | 30140 |
| Bldg100% | 270230 | 270230 | 270230 | 270230 | | 270230 | 349060 | 349070 |
| Totl100% | 298110t | 298110t | 298110t | 298110t | | 298110t | 379200t | 379210t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 9760 | 9760 | 9760 | 9760 | | 9760 | 10550 | 10550 |
| Bldg 35% | 94580 | 94580 | 94580 | 94580 | | 94580 | 122170 | 122170 |
| Totl 35% | 104340t | 104340t | 104340t | 104340t | | 104340t | 132720t | 132720t |
| Hmstd35% | 96970 | 96970 | 96970 | 96970 | | 96970 | 125350 | |
| Owner Oc | 85.90 | 85.80 | 85.44 | 85.44 | 85.44 | hmstd 5250 l | 91720 b | |
| Hmstd RB | | | | | | | | |
| Net Tax | 3693.26 | 3732.70 | 3674.38 | 3674.38 | 3674.38 | | | |
| Sp-Asmnt | 24.88 | 37.44 | 40.44 | 40.44 | | | | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 B | F | M | | 1720 | | a | *MAIN |
| | OMP | P | | 18 | 630 | b | PORCH |
| | F | G | | 560 | 13440 | c | GRAGE |
| 1 | F/C | A | | 520 | | d | ADDTN |
| | PAT | P | | 390 | 1170 | e | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|
| 303 | 1 | 2008-08-29 | MCCLURE SCOTT A & DENESE | 1SD * | 0 | 0 | 0 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 7110 | 83960 | 91070 | 3825.66 |
| 2021 | 7110 | 83960 | 91070 | 3955.42 |

| 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 | | | |




18013 TR 119 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1 | | | | |
| Floor Level | Main | FRAME | 2240 | 149970 |
| | Basement | | 1836 | 33820 |
| | Subtotal | | | 183790 |
| Shingle | Roof | GABLE | | |

B 1 2 U A

| | | | |
|---|---|---|---|
| Plaster/Drywall | D | Air Conditioning | 3920 |
| Unfinished Wall | X | Plumbing | 3500 |
| Floor/Carpet | X | Garages and Carports | 13440 |
| Floor/Concrete | X | Extra Features | 1800 |
| Floor/Tile-Lino | T | Total Value | 206450 |
| Number of Rooms | 1 7 | | |
| 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: | |
| Extra 3 Fixture | 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 | DWELLING | 1 B F | | 2240 | | B- | 2008AV | 247740 | .14 | | 340890 | | |
| 2 | POND | *1/4A | | 0 | | | OLD/ | 0 | | | 0 | | |
| 3 | Shed | F | 12X16 | 192 | | C | 2008AV | 2300 | .45 | | 1270 | | |
| 4 | Pole Build | | 24X32 | 768 | | C | 2010AV | 11520 | .40 | | 6910 | ELECTRIC | CONCRET FL |
| 5 | Shed | *PP | 10X14 | 120 | | | 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 | 3.0410 | | | | 5000 | 4240 | 12890 | 12890 |

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

41-080034.0000-v082020R