

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

00385

Hardin County, Ohio
Michael T. Bacon, Auditor

41-090008.0000
F13

AGR
2025

sale

Eff Rate:- 47.22 — 39.76 — 40.14 — 39.56 — a/r

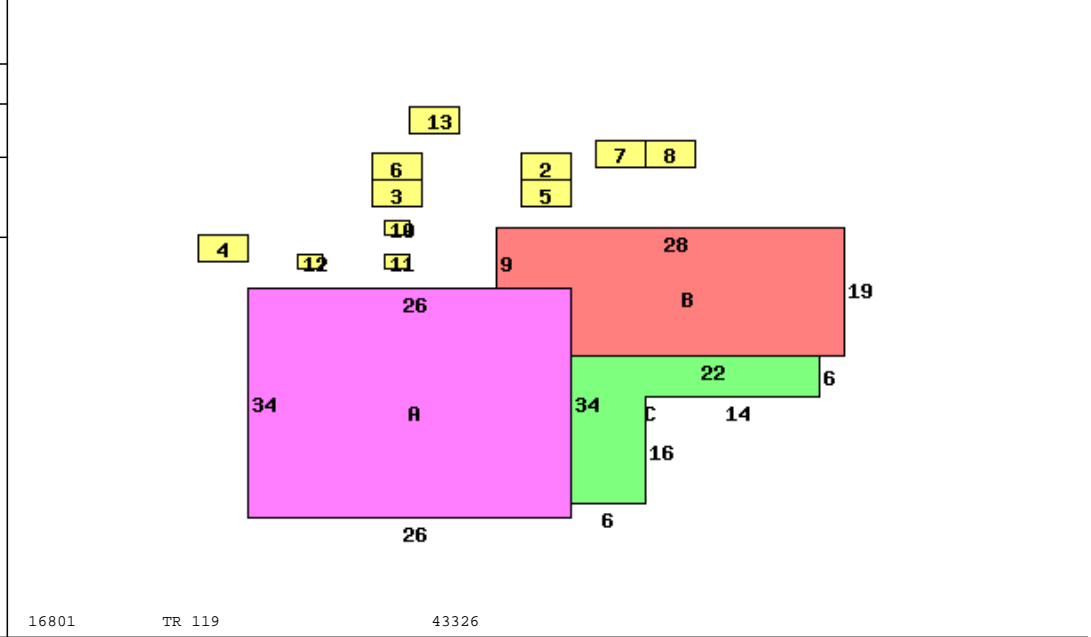
2022 KEARNS EARNEST D ETAL	2009-04-03				
2023 KEARNS EARNEST D ETAL	2009-04-03				
2024 KEARNS EARNEST D ETAL	2009-04-03				
2025 KEARNS EARNEST D ETAL	2009-04-03	10026	102.183A		
16801 TR 119	1QC				
KENTON OH 43326	\$0				

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	102.1830	102.1830	102.1830	102.1830	
Land100%	493430	540400	540400	540400	540390
Bldg100%	116740	159860	159860	159860	159870
Totl100%	610170t	700260t	700260t	700260t	700260t
Cauv100%	101090	214090	214090	214090	214080
Tax Value:					
Land 35%	35380	74930	74930	74930	189140
Bldg 35%	40860	55950	55950	55950	55950
Totl 35%	76240t	130880t	130880t	130880t	245090t
Hmstd35%	41910	56740	56740	55900	
Owner Oc	44.20	50.26	50.20	49.26	
Hmstd RB	367.04	323.98	350.00	356.82	hmstd 5250 1 50650 b
Net Tax	2867.04	4366.18	4389.56	4310.12	
Cauv Sav	5904.66	4136.64	4179.70	4115.50	
Sp-Asmnt	43.16	43.16	74.41	184.16	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		884		b	ADDTN
1	F/C	A		472		c	PORCH
	OFF	P		216	6480		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
97	1	2009-04-03	KEARNS EARNEST D ETAL	1QC *	0	214890	96490
Year	Land	Bldg	Total	Net Tax			
2021	35380	42480	77860	3035.80			
2020	35380	42480	77860	2827.14			

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



Occupancy 1 Single Family	*DWELLING COMPUTATIONS	Sq-Ft	Value
Story Height 2			
Floor Level	Main	FRAME	1356 107860
	Full Upper	FRAME	884 60360
	Basement		884 16510
	Subtotal		184730
Metal	Roof	MANSARD	
	B 1 2 U A		
Plaster/Drywall	X X	Air Conditioning	3970
Unfinished Wall	X	Extra Features	7400
Floor/Pine	X X	Total Value	196100
Floor/Carpet	X		
Number of Rooms	9	PUB ELECTRIC	
Bedrooms	4	PRIV WATER	
		PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
GRAV AIR		Topo: ROLLING	
Central A/C	A		
Plumbing		Neighborhood:	
Standard	1	Code:	3900
		Dwl/Gar/NC%	1.2300

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 B F	2240	3240		C	OLD/GD	196100	.40		144720
2 Flat Barn		42X80	3360		D	OLD/AV	32260	.80	.50	3230
3 Shed	*SV 0	32X54	1344			OLD/AV	500			500
4 Poultry Ho	*SV 0	12X32	384			OLD/VP	200			200
5 Lean-To		32X42	1344		D	1991AV	8600	.65		3010
6 P	RFX	18X54	972		D-	1986AV	6800	.65		2380
7 Milk House	*SV 0	13X16	208			OLD/AV	500			500
8 Lean-To		20X42	840		C	OLD/AV	6720	.65		2350
10 Grain Bin	*PP	16X16	256		C	1991AV	0			0
11 Shed	*PP	6X10	288		D	2017AV	0			920
12 Crib/Grana		18X16	288		D	1990AV	2300	.65		810
13 Shed		18X24	432		D	1900F	4150	.70		1250
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv				
C 1	BOA BLOUNT SILT LOAM 0-	9.1544	6030	55200	2660	24350				
C 2	BOB BLOUNT SILT LOAM, 2	58.4382	5770	337190	2360	137910				
C 14	GWB GLYNWOOD SILT LOAM	4.2749	5400	23080	1750	7480				
C 16	GVC2 GLYNWOOD CLAY LOAM	15.2009	4750	72200	1050	15960				
C 39	PM PEWAMO SILTY CLAY L	2.5946	6490	16840	3560	9240				
W 1	BOA BLOUNT SILT LOAM 0-	.2629	3610	950	770	200				
W 2	BOB BLOUNT SILT LOAM, 2	3.4742	3130	10870	470	1630				
W 16	GVC2 GLYNWOOD CLAY LOAM	2.2300	1460	3260	230	510				
W 39	PM PEWAMO SILTY CLAY L	1.0793	5370	5800	1670	1800				
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000				
980	ROAD ROAD	4.4736								
		102.183		540390	(100%)	214080			CAUV # 870	
				189140	(35%)	74930				

Call Back: Sign: PSN Date: 2014-11-11 Lister: 41-090008.0000-v082020R
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