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

Hardin County, Ohio
Michael T. Bacon, Auditor

41-090008.0000 AGR
F13 2026

sale

2023	KEARNS EARNEST D ETAL	2009-04-03			
2024	KEARNS EARNEST D ETAL	2009-04-03			
2025	KEARNS EARNEST D ETAL	2009-04-03			
2026	KEARNS EARNEST D ETAL	2009-04-03	10026	102.183A	
	16801 TR 119	1QC			
		$0			
	KENTON OH 43326				

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

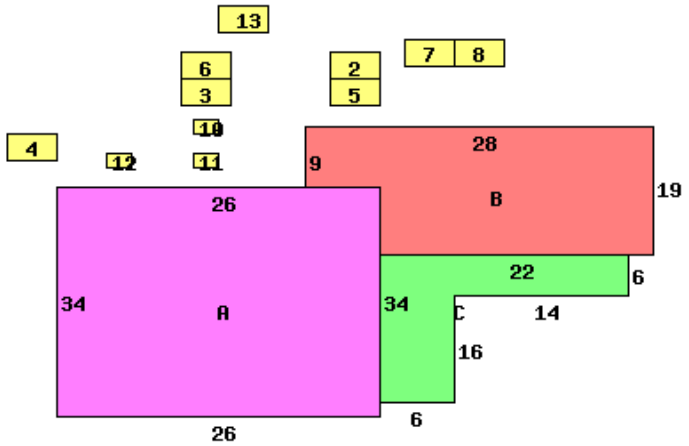
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	102.1830	102.1830	102.1830	102.1830	102.1830			
Land100%	540400	540400	540400	540400		540400	783770	783780
Bldg100%	159860	159860	159860	159860		159860	203400	203410
Totl100%	700260t	700260t	700260t	700260t		700260t	987170t	987190t
Cauv100%	214090	214090	214090	214090		540400	783770	188820
Tax Value:								
Land 35%	74930	74930	74930	74930		74930	66090	274320
Bldg 35%	55950	55950	55950	55950		55950	71190	71190
Totl 35%	130880t	130880t	130880t	130880t		130880t	137280t	345520t
Hmstd35%	56740	56740	55900	55900		55900	73500	
Owner Oc	50.26	50.20	49.26	49.26	49.26	hmstd 5250 l	50650 b	
Hmstd RB	323.98	350.00	356.82	356.82	356.82			
Net Tax	4366.18	4389.56	4310.12	4310.12	4310.12			
Cauv Sav	5904.66	4136.64	4179.70	4115.50				
Sp-Asmnt	43.16	74.41	184.16	184.16				

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

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
97	1	2009-04-03	KEARNS EARNEST D ETAL	1QC *	0	214890	96490

Year	Land	Bldg	Total	Net Tax
2022	35380	40860	76240	2867.04
2021	35380	42480	77860	3035.80

p r o j e c t		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		



16801 TR 119 43326

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%	1.6000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B F		2240		C	OLD/GD	196100	.40		188260
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-	8.8337	8740	77210	2550	22530
C	2	BOB	BLOUNT SILT LOAM, 2	54.2561	8370	454120	2230	120990
C	14	GWB	GLYNWOOD SILT LOAM	4.2749	7830	33470	1630	6970
C	16	GYC2	GLYNWOOD CLAY LOAM	5.6218	6890	38730	870	4890
C	39	PM	PEWAMO SILTY CLAY L	1.9393	9410	18250	3450	6690
W	1	BOA	BLOUNT SILT LOAM 0-	.2629	5230	1370	230	60
W	2	BOB	BLOUNT SILT LOAM, 2	3.4742	4540	15770	230	800
W	16	GYC2	GLYNWOOD CLAY LOAM	2.2300	2120	4730	230	510
W	39	PM	PEWAMO SILTY CLAY L	1.0793	7790	8410	230	250
	670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
	980	ROAD	ROAD	4.4736				
P	1	BOA	BLOUNT SILT LOAM 0-	.3207	8740	2800	230	70
P	2	BOB	BLOUNT SILT LOAM, 2	4.1821	8370	35000	230	960
P	16	GYC2	GLYNWOOD CLAY LOAM	9.5791	6890	66000	230	2200
P	39	PM	PEWAMO SILTY CLAY L	.6553	9410	6170	230	150

	102.183		783780	(100%)	188820
			274320	(35%)	66090

CAUV # 870

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