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

Hardin County, Ohio
Michael T. Bacon, Auditor

41-100005.0000 AGR
G01 2026

sale

2023	BUCHENROTH KELLY S &	2002-07-19
2024	BUCHENROTH KELLY S &	2002-07-19
2025	BUCHENROTH KELLY S &	2002-07-19
2026	BUCHENROTH KELLY S & JO	2002-07-19 10024 ETC 79.32A
	11740 TR 180	1SD
		$128,000
	KENTON OH 43326	

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

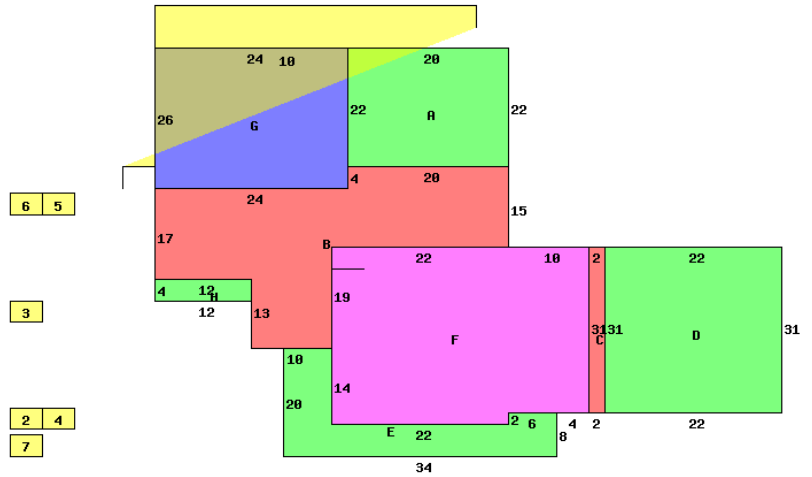
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	79.3200	79.3200	79.3200	79.3200	79.3200			
Land100%	260710	260710	260710	260710		260710	378140	378150
Bldg100%	552690	552690	552690	552690		552690	677140	677150
Totl100%	813400t	813400t	813400t	813400t		813400t	1055290t	1055300t
Cauv100%	84600	84600	84600	84600		260710	378140	56580
Tax Value:								
Land 35%	29610	29610	29610	29610		29610	19800	132350
Bldg 35%	193440	193440	193440	193440		193440	237000	237000
Totl 35%	223050t	223050t	223050t	223050t		223050t	256800t	369360t
Hmstd35%	109670	109670	108540	108540		108540	141970	
Owner Oc	97.14	97.04	95.62	95.62	95.62	hmstd 5250 l	103290 b	
Hmstd RB								
Net Tax	7981.64	8065.82	7941.86	7941.86	7941.86			
Cauv Sav	3000.50	2232.58	2255.82	2221.18				
Sp-Asmnt	52.90	100.59	124.26	124.26				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
	PAT	P		440	1320	a	PORCH
1	F	A		826		b	ADDTN
1	F	A		62		c	ADDTN
	PAT	P		682	2050	d	PORCH
	OFP	P		300	9000	e	PORCH
1QB	F	M		1036		f	*MAIN
	F	G		624	14980	g	GRAGE
	OFP	P		48	1440	h	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
367	1	2002-07-19	BUCHENROTH KELLY S & JOL	1SD		128000	69570	0
464	1	2001-10-24	CRAIG KEITH D	1QC	*	0	69570	0
39	1	2000-01-14	CRAIG KEITH D & TAMMY R	1WD		126912	69570	0
862	1	1994-09-16	SHAFER FLETCHER & MARION	1AF	*	0	0	46800

Year	Land	Bldg	Total	Net Tax
2022	13330	176320	189650	8050.98
2021	13330	176320	189650	8322.76

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			



11740 TR 180 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1Q				
Floor Level	Main	FRAME	1924	134510
	Qtr Story	FRAME	1036	16160
	Basement		1036	19310
	Subtotal			169980
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	5100
Floor/Carpet	X	Plumbing	3500
Floor/Tile-Lino	X	Garages and Carports	14980
Number of Rooms	4	Extra Features	13810
Bedrooms	2	Total Value	207370
Central Heat	A	PUB ELECTRIC	
FORCED AIR		PRIV WATER	
Central A/C	A	PUB PAVED ST/RD	
Plumbing		Topo: ROLLING	
Standard	1		
Extra 3 Fixture	1	Neighborhood:	
Extra 2 Fixture	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	1QB F		1924		B	2010GD	269580	.11		383880		
2	Pole Build	M	60X75	4500		C	2005AV	54000	.50		27000		
3	Shed		14X18	252		D	2010AV	2420	.40		1450		
4	Pole Build		40X45	1800		C	2014AV	21600	.30		15120		
5	Pole Build		50X46	2300		C	2014AV	34500	.30		24150	ELECTRIC	CONCRET FL
6	Pole Build		70X90	6300		C	2014AV	94500	.30		66150	ELECTRIC	CONCRET FL
7	P	CAN	14X36	504		C	2017AV	4030	.20		3220		
9	pond	*.5AC		0			2018	0			0		
10	Lean-To		14X20	280		C	2017AV	2240	.20		1790		

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	2	BOB	BLOUNT SILT LOAM, 2	1.6016	8370	13410	2230	3570
C	8	EE	EEL SILT LOAM, OCCA	1.7572	8050	14150	2340	4110
C	14	GWB	GLYNWOOD SILT LOAM	2.1470	7830	16810	1630	3500
C	15	GYB2	GLYNWOOD CLAY LOAM	5.5160	7280	40160	1110	6120
C	16	GYC2	GLYNWOOD CLAY LOAM	2.9408	6890	20260	870	2560
C	30	MRD2	MORLEY CLAY LOAM 12	.2823	6770	1910	630	180
C	47	SO	SLOAN SILT LOAM, FR	.1020	9410	960	2790	290
W	2	BOB	BLOUNT SILT LOAM, 2	2.5265	4540	11470	230	580
W	8	EE	EEL SILT LOAM, OCCA	11.7914	5790	68270	230	2710
W	14	GWB	GLYNWOOD SILT LOAM	10.8490	4100	44480	230	2500
W	15	GYB2	GLYNWOOD CLAY LOAM	1.1502	2650	3050	230	270
W	16	GYC2	GLYNWOOD CLAY LOAM	18.6195	2120	39470	230	4280
W	30	MRD2	MORLEY CLAY LOAM 12	6.5388	610	3990	230	1500
W	33	NE	NEWARK SILT LOAM OC	2.3952	4210	10080	230	550
W	47	SO	SLOAN SILT LOAM, FR	2.3685	6610	15660	230	550
	670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
	980	ROAD	ROAD	.9330				
P	2	BOB	BLOUNT SILT LOAM, 2	2.8581	8370	23920	230	660
P	14	GWB	GLYNWOOD SILT LOAM	.2367	7830	1850	230	50
P	15	GYB2	GLYNWOOD CLAY LOAM	2.4701	7280	17980	230	570
P	16	GYC2	GLYNWOOD CLAY LOAM	1.2361	6890	8520	230	280
				79.32		378150	(100%)	56580

CAUV # 3163

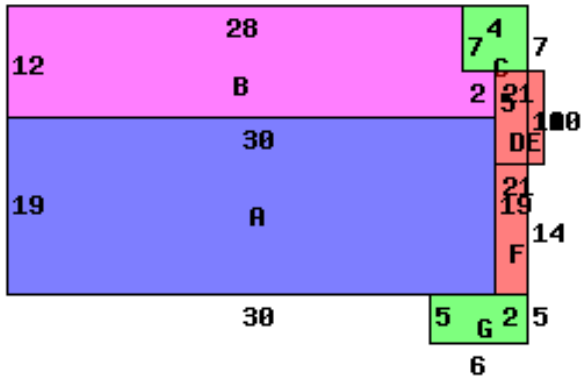
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CAMA / Cont: 1

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
F	F	G		570	13680	a	GRAGE
2	F	M		346		b	*MAIN
	OFP	P		28	840	c	PORCH
2	F	A		20		d	ADDTN
1	F	A		10		e	ADDTN
1	F	A		28		f	ADDTN
	BAL2	P		30	450	g	PORCH



11740 TR 180 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	404	60280
	Full Upper	FRAME	936	61530
	Subtotal			121810
Shingle	Roof	GABLE		

	B 1 2 U A
Plaster/Drywall	D D
Floor/Carpet	X X
Floor/Tile-Lino	X X
Number of Rooms	4
Bedrooms	2
Central Heat	A
Plumbing	
Standard	1

Garages and Carports	13680
Extra Features	1290
Total Value	136780

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
8	DWELLING	F		1340		D+	2005AV	116260	.17		154390

Call Back: - - - - Sign: Date: Lister: 41-100005.0000-v082020R