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

Hardin County, Ohio
Michael T. Bacon, Auditor

41-100009.0000 RES
G54 2026

sale

2023 CUMMINS CAROL A	2014-08-19	
2024 CUMMINS CAROL A	2014-08-19	
2025 CUMMINS CAROL A	2014-08-19	
2026 CUMMINS CAROL A	2014-08-19	10024 ETC 4.00A
11258 CR 190	1WD	
	$75,000	
KENTON OH 43326		

2027 BISDORF GORDON M	2025-06-12	
11258 CR 190	1WD	
KENTON OH 43326		

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

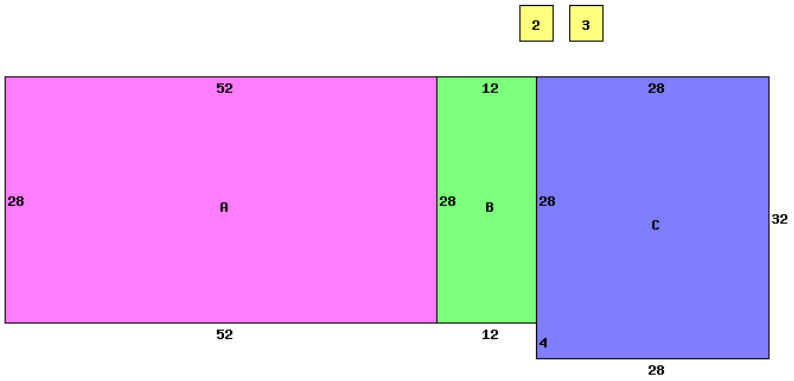
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	561	561	561	561	0	561	561	561
Acres	4.0000	4.0000	4.0000	4.0000	4.0000			
Land100%	30000	30000	30000	30000		30000	32260	32250
Bldg100%	93860	93860	93860	93860		93860	122090	122080
Totl100%	123860t	123860t	123860t	123860t		123860t	154340t	154330t
Cauv100%								
Tax Value:								
Land 35%	10500	10500	10500	10500		10500	11290	11290
Bldg 35%	32850	32850	32850	32850		32850	42730	42730
Totl 35%	43350t	43350t	43350t	43350t		43350t	54020t	54020t
Hmstd35%	38100	38100	38100	38100		38100	48770	
Owner Oc	33.74	33.72	33.56	33.56	33.56	hmstd 5250 l	32850 b	
Hmstd RB	323.98	350.00	356.82	356.82	356.82			
Net Tax	1212.40	1202.74	1171.70	1171.70	1171.70			
Sp-Asmnt	24.03	34.23	34.23	34.23				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1456		a	*MAIN
	OBW	P		336	10080	b	PORCH
	F	G		896	21500	c	GRAGE

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
248	1	2025-06-12	BISDORF GORDON M	1WD	189900	30000	93860
240	1	2025-06-02	CUMMINS RUSSELL A & LORI	1CT *	0	30000	93860
356	1	2014-08-19	CUMMINS CAROL A	1WD *	75000	19500	50790
343	1	2014-08-08	HOME SAVINGS & LOAN CO	1DD	70000	19510	61510
194	10	1995-03-20	WINGFIELD THOMAS A ETAL	CT *	0	13310	0
270	1	1995-04-12	THOMPSON ROGER W & SANDR	WD	9000	13310	0

Year	Land	Bldg	Total	Net Tax
2022	7560	22080	29640	879.52
2021	7560	22080	29640	909.34

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
279 SILVER CREEK - SCIOTO RIVER	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



11258 CR 190 43326

Occupancy 4 M/H on Real Estate

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1456	114600
	Subtotal			114600
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Fireplaces	2000
Floor/Carpet	X	Air Conditioning	2560
Floor/Concrete	X	Plumbing	2100
Number of Rooms	9	Garages and Carports	21500
Bedrooms	3	Extra Features	10080
		Total Value	152840
Fireplace			
Openings	1	PUB ELECTRIC	
Stacks	1	PUB PAVED ST/RD	
Central Heat	A	Topo: ROLLING	
FORCED AIR			
Central A/C	A	Neighborhood:	
Plumbing		Code:	3900
Standard	1	Dwl/Gar/NC%	1.6000
Extra 3 Fixture	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	MH/REAL	1 F/C	28X52	1456		MHD	1995GD	122270	.22	.20	122080
2	Shed	*PP F	6X6	0			1995AV	0			0
3	Shed	*PP		0			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	3.0000				5000	5000	15000	15000

Call Back: Sign: PSN Date: 2014-11-26 Lister: 41-100009.0000-v082020R