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

Hardin County, Ohio
Michael T. Bacon, Auditor

41-110009.0000 RES
G61 2026

sale

2023 WEBB APRIL ACTON		2014-11-26
2024 WEBB APRIL ACTON		2014-11-26
2025 WEBB APRIL ACTON		2014-11-26
2026 WEBB APRIL ACTON		2014-11-26 SILVER CREEK ST PT 6-7
16722 TR 119		1WD 10214 1.26A
		$103,000
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	511	511	511	511	0	511	511	511
Acres	1.2600	1.2600	1.2600	1.2600	1.2600			
Land100%	16310	16310	16310	16310		16310	18540	18550
Bldg100%	124510	124510	124510	124510		124510	159970	159960
Totl100%	140830t	140830t	140830t	140830t		140830t	178510t	178510t
Cauv100%								
Tax Value:								
Land 35%	5710	5710	5710	5710		5710	6490	6490
Bldg 35%	43580	43580	43580	43580		43580	55990	55990
Totl 35%	49290t	49290t	49290t	49290t		49290t	62480t	62480t
Hmstd35%	46500	46500	46500	46500		46500	59700	
Owner Oc	41.18	41.14	40.96	40.96	40.96	hmstd 5250 l	41250 b	
Hmstd RB								
Net Tax	1744.10	1762.70	1735.18	1735.18	1735.18			
Sp-Asmnt	33.42	41.22	50.22	50.22				

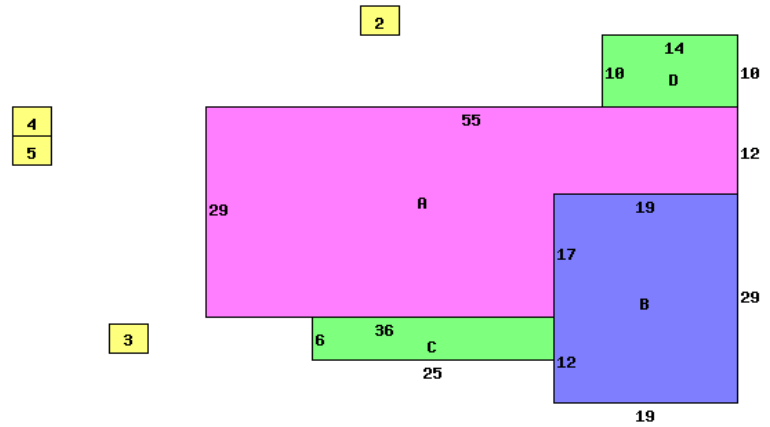
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	B	M		1272		a	*MAIN
	B	G		551	15430	b	GRAGE
	PAT	P		150	450	c	PORCH
	DK	P		140	2100	d	PORCH

#: 10 19 L/W
#4 & #5 LESS THAN 50% AS OF 1-1-15
411100100000 .50a
411100190000 .09a

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
531	1	2014-11-26	WEBB APRIL ACTON	1WD		103000	11290	40370
78	1	2012-03-02	WIELINSKI KLAUS & MARY LO	1QC	*	0	11290	38630
389	1	2007-10-02	WIELINSKI KLAUS	1WD	*	0	10690	35510
43	1	2005-02-15	WIELINSKI IRMA	1CT	*	0	8770	30910

Year	Land	Bldg	Total	Net Tax
2022	4680	37990	42670	1791.88
2021	4680	37990	42670	1852.68

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			



16722 TR 119 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	BRICK	1272	115820
	Basement		1272	23550
	Subtotal			139370
Shingle	Roof	GABLE		

B 1 2 U A

Panelled Wall	X	Air Conditioning	2290
Unfinished Wall	X	Plumbing	1400
Floor/Hardwood	X	Garages and Carports	15430
Floor/Carpet	X	Extra Features	2550
Number of Rooms	5	Total Value	161040
Bedrooms	3		
		PUB ELECTRIC	
Central Heat	A	PRIV WATER	
FORCED AIR		PRIV SEWER	
Central A/C	A		
Plumbing		Neighborhood:	
Standard	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 B		1272		D+	1979AV	136880	.30		153310
2	Shed	*SV 0	12X16	192			OLD/FR	200			200
3	Shed	*PP		0			OLD/	0			0
4	Pole Build		24X24	576		C	2014AV	6910	.30		4840
5	P	CAN0	12X24	288		C	2014AV	2300	.30		1610

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	.2600				5000	5000	1300	1300

Call Back: Sign: PSN Date: 2016-01-28 Lister:

41-110009.0000-v082020R