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

Hardin County, Ohio
Michael T. Bacon, Auditor

41-120028.0000 RES
D02.01 2025

## sale

| | | |
|---|---|---|
| 2022 | PARR NICKOLAS P & KEL | 2017-07-11 |
| 2023 | PARR NICKOLAS P & KEL | 2017-07-11 |
| 2024 | PARR NICKOLAS P & KEL | 2017-07-11 |
| 2025 | PARR NICKOLAS P & KELLI | 2017-07-11 10014 3.648A |
| | 11067 CR 200 | 1WD |
| | | $179,000 |
| | KENTON OH 43326 | |

Orig Tax Year 2018
Parent: 41-120013.0000

## Eff Rate: – 47.22 — 39.76 — 40.14 — 39.56 — a/r

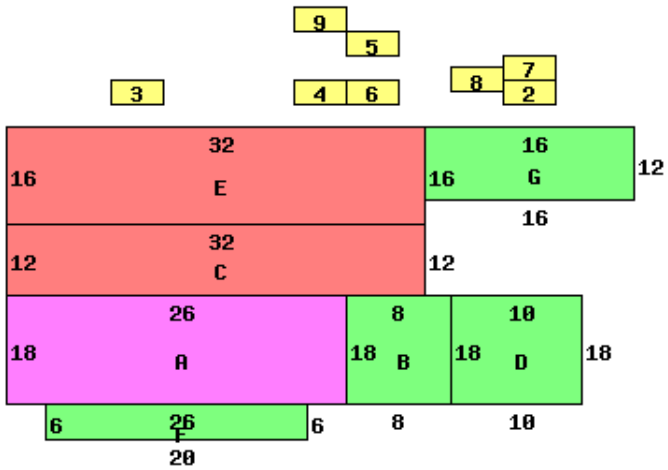
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
|---|---|---|---|---|---|
| Prop Cls | 511 | 511 | 511 | 511 | 511 |
| Acres | 3.6480 | 3.6480 | 3.6480 | 3.6480 | |
| Land100% | 20540 | 28230 | 28230 | 28230 | 28240 |
| Bldg100% | 67110 | 134770 | 134770 | 134770 | 134760 |
| Totl100% | 87660t | 163000t | 163000t | 163000t | 163000t |
| Cauv100% | | | | | |
| Tax Value: | | | | | |
| Land 35% | 7190 | 9880 | 9880 | 9880 | 9880 |
| Bldg 35% | 23490 | 47170 | 47170 | 47170 | 47170 |
| Totl 35% | 30680t | 57050t | 57050t | 57050t | 57050t |
| Hmstd35% | 25230 | 49030 | 49030 | 48300 | |
| Owner Oc | 26.60 | 43.44 | 43.38 | 42.56 | hmstd 5250 l 43050 b |
| Hmstd RB | | | | | |
| Net Tax | 1292.62 | 2022.90 | 2044.46 | 2013.20 | |
| Sp-Asmnt | 23.00 | 23.00 | 32.71 | 35.71 | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1H | F/C | M | | 468 | | a | *MAIN |
| | EFP | P | | 144 | 5760 | b | PORCH |
| 1 B | F | A | | 384 | | c | ADDTN |
| | OFP | P | | 180 | 5400 | d | PORCH |
| 1 | F/C | A | | 512 | | e | ADDTN |
| | OFP | P | | 120 | 3600 | f | PORCH |
| | EFP | P | | 192 | 7680 | g | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|
| 323 | 1 | 2017-07-11 | PARR NICKOLAS P & KELLI J | 1WD | 179000 | 0 | 0 |
| 277 | 1 | 2017-06-26 | OATES EUGENE K | 1SD * | 0 | 0 | 0 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2021 | 7190 | 23490 | 30680 | 1336.40 |
| 2020 | 7190 | 23490 | 30680 | 1243.76 |

| p r o j e c t | | ben acres | / % | factor |
|---|---|---|---|---|
| 500 HARDIN COUNTY LANDFILL | XA/2025 | | | |
| 279 SILVER CREEK - SCIOTO RIVER | XA/2025 | | | |
| 902 MAIN DISTRICT CONSERVANCY | XA/2025 | | | |
| 364 LOWE-SCIOTO RIVER | XA/2025 | | | |




11067 CR 200 43326

Occupancy 1 Single Family

Story Height 1H
Floor Level

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Main | FRAME | | 1364 | 108490 |
| Part Upper | FRAME | | 468 | 25060 |
| Basement | | | 384 | 7420 |
| Subtotal | | | | 140970 |
| Roof | | GABLE | | |

Metal B 1 2 U A

| | | | |
|---|---|---|---|
| Plaster/Drywall | D P | Air Conditioning | 3260 |
| Panelled Wall | X | Extra Features | 22440 |
| Unfinished Wall | X | Total Value | 166670 |
| Floor/Carpet | X X | | |
| Floor/Concrete | X | PUB ELECTRIC | |
| Floor/Tile-Lino | L | PRIV WATER | |
| Number of Rooms | 1 8 2 | PRIV SEWER | |
| Bedrooms | 1 1 | PUB PAVED ST/RD | |
| | | Topo: ROLLING | |
| Central Heat | A | | |
| GRAV AIR | | Neighborhood: | |
| Central A/C | A | Code: | 3900 |
| Plumbing | | Dwl/Gar/NC% | 1.2300 |
| Standard | 1 | | |

*DWELLING COMPUTATIONS

| | Bldg Type | SHB+Cons | DixHt FtxFt | Area | Unit Rate | Grade | Blt/Renov Cond | Replace Value | Phy Dpr | Fnc Dpr | True Value |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | DWELLING | 1H F/C | | 1832 | | C | OLD/GD | 166670 | .40 | | 123000 |
| 2 | Flat Barn | | 20X64 | 1280 | | D | OLD/GD | 12290 | .80 | .50 | 1230 |
| 3 | Crib/Grana | | 22X32 | 704 | | C | OLD/VG | 7040 | .55 | | 3170 |
| 4 | P | DK | 15X15 | 225 | | C | 1988AV | 3380 | .65 | | 1180 |
| 5 | Shed | | 12X18 | 216 | | D | 1992AV | 2070 | .65 | | 720 |
| 6 | POND | *.73A | | 0 | | | OLD/ | 0 | | | 0 |
| 7 | Lean-To | | 14X48 | 672 | | D | OLD/GD | 4300 | .60 | | 1720 |
| 8 | Lean-To | | | 1104 | | D | OLD/GD | 7070 | .60 | | 2830 |
| 9 | P | OFP | 6X18 | 108 | | D | 1992AV | 2590 | .65 | | 910 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| homesite | 1.0000 | | | | 15000 | 15000 | 15000 | 15000 |
| small acreage | 2.6480 | | | | 5000 | 5000 | 13240 | 13240 |

Call Back: Sign: PSN Date: 2017-06-27 Lister: 41-120028.0000-v082020R