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

Hardin County, Ohio
Michael T. Bacon, Auditor

41-130012.0000 AGR
D23 2026

## sale

| | | |
|---|---|---|
| 2023 | JORDAN MADELINE R | 2019-11-01 |
| 2024 | JORDAN MADELINE R | 2019-11-01 |
| 2025 | JORDAN MADELINE R | 2019-11-01 |
| 2026 | JORDAN MADELINE R | 2019-11-01 10000 54.015A |
| | 19240 TR 133 | 3AF |
| | | $0 |
| | KENTON OH 43326 | |

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

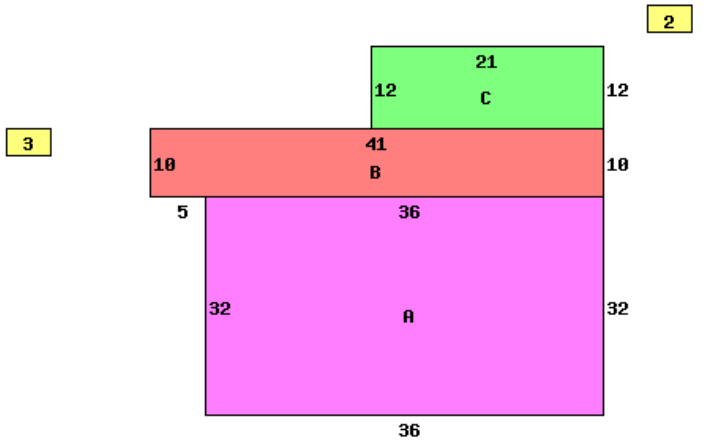
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
|---|---|---|---|---|---|---|---|---|
| Prop Cls | 111 | 111 | 111 | 111 | 0 | 111 | 111 | 111 |
| Acres | 54.0150 | 54.0150 | 54.0150 | 54.0150 | 54.0150 | | | |
| Land100% | 270000 | 270000 | 270000 | 270000 | | 270000 | 391540 | 391530 |
| Bldg100% | 158660 | 158660 | 158660 | 158660 | | 158660 | 203710 | 203720 |
| Totl100% | 428660t | 428660t | 428660t | 428660t | | 428660t | 595260t | 595250t |
| Cauv100% | 105540 | 105540 | 105540 | 105540 | | 270000 | 391540 | 104670 |
| Tax Value: | | | | | | | | |
| Land 35% | 36940 | 36940 | 36940 | 36940 | | 36940 | 36630 | 137040 |
| Bldg 35% | 55530 | 55530 | 55530 | 55530 | | 55530 | 71300 | 71300 |
| Totl 35% | 92470t | 92470t | 92470t | 92470t | | 92470t | 107930t | 208340t |
| Hmstd35% | | | 57680 | 57680 | | 57680 | 75810 | |
| Owner Oc | | | 50.82 | 50.82 | 50.82 | hmstd 5250 l | 52430 b | |
| Hmstd RB | | | | | | | | |
| Net Tax | 3349.24 | 3384.08 | 3281.28 | 3281.28 | 3281.28 | | | |
| Cauv Sav | 2920.52 | 2084.78 | 2106.52 | 2074.16 | | | | |
| Sp-Asmnt | 39.46 | 87.14 | 87.14 | 87.14 | | | | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1H | F/C | M | | 1152 | | a | *MAIN |
| 1 | F/C | A | | 410 | | b | ADDTN |
| | EFP | P | | 252 | 10080 | c | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|
| 413 | 3 | 2019-11-01 | JORDAN MADELINE R | 3AF * | 0 | 245340 | 116370 |
| 220 | 3 | 2014-05-05 | JORDAN MADELINE R & RONAL | 3WD * | 0 | 154600 | 104600 |
| 167 | 3 | 2014-05-05 | JORDAN MADELINE R | 3WD | 410000 | 154600 | 104600 |
| 219 | 3 | 2014-05-05 | CARRUTHERS CAROL ANN ETAL | 3WD * | 0 | 154600 | 104600 |
| 433 | 3 | 1996-09-23 | CARRUTHERS CAROL ANN ETA | 3AF * | 0 | 44710 | 73110 |
| 91 | 1 | 1993-02-09 | CARRUTHERS CAROL ANN ETA | 1WD * | 0 | 0 | 111310 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 18150 | 48130 | 66280 | 2850.00 |
| 2021 | 18150 | 48130 | 66280 | 2945.68 |

| project | | ben acres | / % | factor |
|---|---|---|---|---|
| 902 | MAIN DISTRICT CONSERVANCY | XA/2025 | | |
| 500 | HARDIN COUNTY LANDFILL | XA/2025 | | |
| 333 | TAYLOR CREEK #1096 - SCIOTO | XA/2025 | | |




19240 TR 133 43326

Occupancy 1 Single Family *DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1H | | | | |
| Floor Level | Main | FRAME | 1562 | 122730 |
| | Part Upper | FRAME | 1152 | 37760 |
| | Subtotal | | | 160490 |
| Shingle | Roof | GABLE | | |

B 1 2 U A

| | | | |
|---|---|---|---|
| Plaster/Drywall | D D | Fireplaces | 2000 |
| Floor/Hardwood | X | Plumbing | 1400 |
| Floor/Pine | X | Extra Features | 10080 |
| Number of Rooms | 4 2 | Total Value | 173970 |
| Bedrooms | 1 2 | | |
| | | PUB ELECTRIC | |
| Fireplace | | PRIV WATER | |
| Openings | 1 | PRIV SEWER | |
| Stacks | 1 | PUB PAVED ST/RD | |
| Central Heat | A | Topo: ROLLING | |
| ELEC/GAS | | | |
| 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 | 1H F/C | | 2714 | | C | 1981AV | 173970 | .30 | | 194850 |
| 2 | Pole Build | | 40X48 | 1920 | | C | 1981AV | 23040 | .65 | | 8060 |
| 3 | Shed | F 0 | 12X16 | 192 | | C | 1985AV | 2300 | .65 | | 810 |

| Tab | # | S O I L | | Acres | Mkt/Ac | Market | Au/Ac | Cauv |
|---|---|---|---|---|---|---|---|---|
| C | 1 | BOA | BLOUNT SILT LOAM 0- | 8.0407 | 8740 | 70280 | 2550 | 20500 |
| C | 2 | BOB | BLOUNT SILT LOAM, 2 | 13.0060 | 8370 | 108860 | 2230 | 29000 |
| C | 14 | GWB | GLYNWOOD SILT LOAM | 2.0400 | 7830 | 15970 | 1630 | 3330 |
| C | 15 | GYB2 | GLYNWOOD CLAY LOAM | 6.0121 | 7280 | 43770 | 1110 | 6670 |
| C | 16 | GYC2 | GLYNWOOD CLAY LOAM | 8.0210 | 6890 | 55260 | 870 | 6980 |
| C | 19 | KAB | KENDALLVILLE SILT L | 3.1647 | 8410 | 26620 | 1990 | 6300 |
| C | 39 | PM | PEWAMO SILTY CLAY L | 1.2780 | 9410 | 12030 | 3450 | 4410 |
| C | 44 | SA | SARANAC SLTY CLAY L | 1.6174 | 9270 | 14990 | 2660 | 4300 |
| C | 51 | WSTL | WASTE LAND | 2.8000 | 170 | 480 | 50 | 140 |
| W | 2 | BOB | BLOUNT SILT LOAM, 2 | .8299 | 4540 | 3770 | 230 | 190 |
| W | 15 | GYB2 | GLYNWOOD CLAY LOAM | .1374 | 2650 | 360 | 230 | 30 |
| W | 16 | GYC2 | GLYNWOOD CLAY LOAM | 3.1785 | 2120 | 6740 | 230 | 730 |
| W | 39 | PM | PEWAMO SILTY CLAY L | 1.0558 | 7790 | 8220 | 230 | 240 |
| W | 44 | SA | SARANAC SLTY CLAY L | .4368 | 5570 | 2430 | 230 | 100 |
| | 980 | ROAD | ROAD | 1.3967 | | | | |
| | 670 | HSITE | HOMESITE | 1.0000 | 21750 | 21750 | 21750 | 21750 |
| | | | | 54.015 | | 391530 | (100%) | 104670 |
| | | | | | | 137040 | ( 35%) | 36630 |

CAUV # 1591

Call Back: Sign: PSN Date: 2014-11-24 Lister:

41-130012.0000-v082020R