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

Hardin County, Ohio
Michael T. Bacon, Auditor

41-130021.0000 AGR
D74 2025

sale

2022 CARPENTER ALLISON L	2019-08-20	
2023 CARPENTER ALLISON L	2019-08-20	
2024 CARPENTER ALLISON L	2019-08-20	
2025 CARPENTER ALLISON L	2019-08-20 10296	5.18A
11244 CR 200	1WD	
	$185,000	
KENTON OH 43326		

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

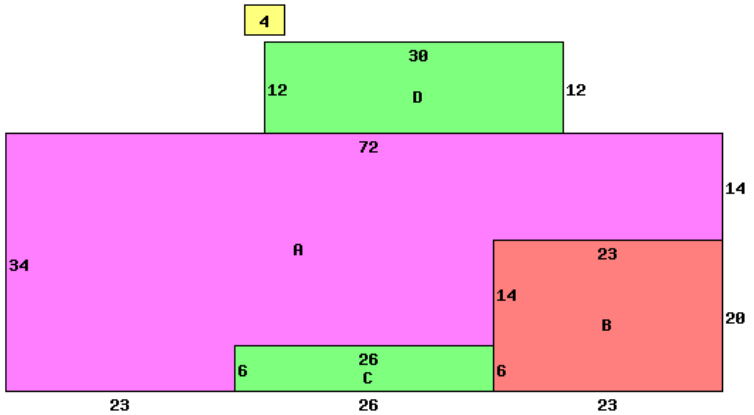
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	111	111	111	111
Acres	5.1800	5.1800	5.1800	5.1800	
Land100%		39400	39400	39400	39390
Bldg100%	115600	131970	131970	131970	131970
Totl100%	115600t	171370t	171370t	171370t	171360t
Cauv100%	22510	25170	25170	25170	25180
Tax Value:					
Land 35%	7880	8810	8810	8810	13790
Bldg 35%	40460	46190	46190	46190	46190
Totl 35%	48340t	55000t	55000t	55000t	59980t
Hmstd35%				49980	
Owner Oc				44.04	hmstd 5250 l 44730 b
Hmstd RB					
Net Tax	2078.60	1992.08	2012.80	1937.84	
		180.38	182.26	179.48	
Sp-Asmnt	24.01	24.01	33.00	36.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	B	M		1832		a	*MAIN
1	B	A		460		b	ADDTN
	PAT	P		156	470	c	PORCH
	PAT	P		360	1080	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
356	1	2019-08-20	CARPENTER ALLISON L	1WD		185000	21910	97570
492	1	2016-10-31	OGLESBEE LUKE W & RACHEL	1SD		145000	20430	105170
725	1	1992-08-03		1QC	*	0	0	66710

Year	Land	Bldg	Total	Net Tax
2021	7880	40460	48340	2148.36
2020	7880	40460	48340	2002.38

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			



11244 CR 200 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	BRICK	2292	168160
	Basement		1832	33750
	Subtotal			201910
Shingle	Roof	HIP		

	B	1	2	U	A
Plaster/Drywall			X		
Panelled Wall			X		
Unfinished Wall	X				
Floor/Pine			X		
Floor/Carpet			X		
Floor/Concrete	X				
Floor/Tile-Lino			X		
Number of Rooms			7		
Bedrooms			3		
Fireplace					
Openings		2			
Stacks		2			
Central Heat			A		
HOT WATER					
Plumbing					
Standard		1			
Extra 2 Fixture		1			

Fireplaces	4000
Plumbing	1400
Extra Features	2590
Total Value	209900
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Topo: LEVEL	
Topo: ROLLING	
Neighborhood:	
Code:	3900
Dwl/Gar/NC%	1.2300

	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		2292		C+	OLD/AV	230890	.55		127800
2	Pole Build		21X40	840		D	1964PR	8060	.75		2020
3	Lean-To		12X16	192		D	OLD/PR	1230	.75		310
4	Pole Build		30X64	1920		D	OLD/VP	18430	.80	.50	1840

Tab	#	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA BLOUNT SILT LOAM 0-	1.0520	6030	6340	2660	2800
C	2	BOB BLOUNT SILT LOAM, 2	3.1280	5770	18050	2360	7380
	670	HSITE HOMESITE	1.0000	15000	15000	15000	15000
			5.18		39390	(100%)	25180
					13790	(35%)	8810

CAUV # 4515

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

41-130021.0000-v082020R