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

Hardin County, Ohio
Michael T. Bacon, Auditor

41-130021.0000 AGR
D74 2026

sale

2023 CARPENTER ALLISON L	2019-08-20	
2024 CARPENTER ALLISON L	2019-08-20	
2025 CARPENTER ALLISON L	2019-08-20	
2026 CARPENTER ALLISON L	2019-08-20 10296	5.18A
11244 CR 200	1WD	
	$185,000	
KENTON OH 43326		

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

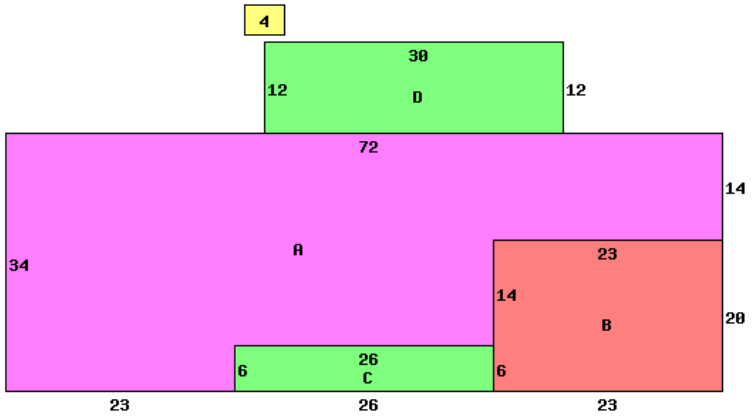
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	5.1800	5.1800	5.1800	5.1800	5.1800			
Land100%	39400	39400	39400	39400		39400	57110	57120
Bldg100%	131970	131970	131970	131970		131970	170400	170410
Totl100%	171370t	171370t	171370t	171370t		171370t	227510t	227530t
Cauv100%	25170	25170	25170	25170		39400	57110	31410
Tax Value:								
Land 35%	8810	8810	8810	8810		8810	10990	19990
Bldg 35%	46190	46190	46190	46190		46190	59640	59640
Totl 35%	55000t	55000t	55000t	55000t		55000t	70630t	79640t
Hmstd35%			49980	49980		49980	65790	
Owner Oc			44.04	44.04	44.04	hmstd 5250 l	44730 b	
Hmstd RB								
Net Tax	1992.08	2012.80	1937.84	1937.84	1937.84			
		180.38	182.26	179.48				
Sp-Asmnt	24.01	33.00	36.00	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
2022	7880	40460	48340	2078.60
2021	7880	40460	48340	2148.36

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	Fireplaces	4000
Panelled Wall	X	Plumbing	1400
Unfinished Wall	X	Extra Features	2590
Floor/Pine	X	Total Value	209900
Floor/Carpet	X		
Floor/Concrete	X	PUB ELECTRIC	
Floor/Tile-Lino	X	PRIV WATER	
Number of Rooms	7	PRIV SEWER	
Bedrooms	3	PUB PAVED ST/RD	
		Topo: LEVEL	
Fireplace		Topo: ROLLING	
Openings	2		
Stacks	2	Neighborhood:	
Central Heat	A	Code:	3900
HOT WATER		Dwl/Gar/NC%	1.6000
Plumbing			
Standard	1		
Extra 2 Fixture	1		

	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		166240
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	8740	9190	2550	2680
C	2	BOB BLOUNT SILT LOAM, 2	3.1280	8370	26180	2230	6980
	670	HSITE HOMESITE	1.0000	21750	21750	21750	21750
			5.18		57120	(100%) 31410	CAUV # 4515
					19990	(35%) 10990	

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

41-130021.0000-v082020R