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

Hardin County, Ohio
Michael T. Bacon, Auditor

41-130030.0000 RES
D19 2026

## sale

| | | |
|---|---|---|
| 2023 BOECHER LUKE | 2017-08-23 | |
| 2024 BOECHER LUKE | 2017-08-23 | |
| 2025 BOECHER LUKE | 2017-08-23 | |
| 2026 BOECHER LUKE | 2017-08-23 10296 1.079A | |
| 18855 TR 133 | 1WD | |
| | $75,500 | |
| KENTON OH 43326 | | |
| | Orig Tax Year 1995 | |
| | Parent: 41-130008.0000 | |
| 2028 HEUERMAN RYAN & PAIGE | 2026-07-13 | |
| 18855 TR 133 | 1WD | |
| KENTON OH 43326 | | |

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

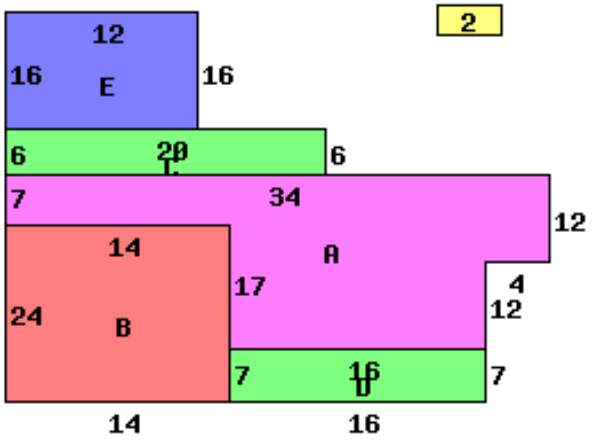
| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 511 | 511 | 511 | 511 | 0 | 511 | 511 | 511 |
| Acres | 1.0800 | 1.0800 | 1.0800 | 1.0800 | 1.0800 | | | |
| Land100% | 15400 | 15400 | 15400 | 15400 | | 15400 | 17660 | 17650 |
| Bldg100% | 90710 | 90710 | 90710 | 90710 | | 90710 | 117600 | 117610 |
| Totl100% | 106110t | 106110t | 106110t | 106110t | | 106110t | 135260t | 135260t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 5390 | 5390 | 5390 | 5390 | | 5390 | 6180 | 6180 |
| Bldg 35% | 31750 | 31750 | 31750 | 31750 | | 31750 | 41160 | 41160 |
| Totl 35% | 37140t | 37140t | 37140t | 37140t | | 37140t | 47340t | 47340t |
| Hmstd35% | | | | | | | | |
| Owner Oc | | | | | | | | |
| Hmstd RB | | | | | | | | |
| Net Tax | 1345.20 | 1359.20 | 1338.32 | 1338.32 | 1338.32 | | | |
| Sp-Asmnt | 23.63 | 30.72 | 30.72 | 30.72 | | | | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 | F/C | M | | 530 | | a | *MAIN |
| 1HB | F | A | | 336 | | b | ADDTN |
| | EFP | P | | 120 | 4800 | c | PORCH |
| | OFP | P | | 112 | 3360 | d | PORCH |
| | F | G | | 192 | 4610 | e | GRAGE |

| Sale# | #p | sale date | To | Type/Invalid? | | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|---|
| 253 | 1 | 2026-07-13 | HEUERMAN RYAN & PAIGE | 1WD | | 100000 | 15400 | 90710 |
| 406 | 1 | 2017-08-23 | BOECHER LUKE | 1WD | | 75500 | 10740 | 31460 |
| 353 | 1 | 2014-08-15 | KOEHLER HUNTER RIDGE | 1WD | | 68000 | 10740 | 31470 |
| 160 | 1 | 2013-04-05 | HERZOG SHAWN | 1WD | | 43250 | 10740 | 25290 |
| 181 | 1 | 2010-05-17 | BAKER JESSE F | 1WD | * | 0 | 10740 | 35800 |
| 6 | 1 | 2010-01-07 | SECRETARY OF HOUSING & UR | 1WD | * | 0 | 10740 | 35800 |
| 556 | 1 | 2009-12-07 | WELLS FARGO BANK NA | 1SH | * | 51000 | 10740 | 35800 |
| 382 | 1 | 1998-07-07 | PURCELL TONYA R | 1WD | | 71000 | 8060 | 20310 |
| 34 | 1 | 1995-01-17 | HENDRICKSON BLAKE CHRIST | 1WD | * | 40000 | 0 | 0 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 4490 | 26180 | 30670 | 1318.78 |
| 2021 | 4490 | 26180 | 30670 | 1363.06 |

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




18855 TR 133 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1H | | | | |
| Floor Level | Main | FRAME | 866 | 98710 |
| | Part Upper | FRAME | 336 | 19610 |
| | Basement | | 168 | 3540 |
| | Subtotal | | | 121860 |
| Metal | Roof | GABLE | | |

| | B | 1 | 2 | U | A |
|---|---|---|---|---|---|
| Plaster/Drywall | | | X | X | |
| Unfinished Wall | X | | | | |
| Floor/Pine | | | X | X | |
| Floor/Carpet | | | X | | |
| Number of Rooms | 1 | 5 | 1 | | |
| Bedrooms | | | 2 | 1 | |
| Central Heat | | | A | | |
| GRAV AIR | | | | | |
| Plumbing | | | | | |
| Standard | 1 | | | | |

| | |
|---|---|
| Garages and Carports | 4610 |
| Extra Features | 8160 |
| Total Value | 134630 |
| PUB ELECTRIC | |
| PRIV WATER | |
| PRIV SEWER | |
| PUB PAVED ST/RD | |
| Neighborhood: | |
| Code: | 3900 |
| 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 F/C | | 1202 | | C- | OLD/GD | 121170 | .40 | | 116320 |
| 2 | Shed | | 12X16 | 192 | | D | 2013AV | 1840 | .30 | | 1290 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| homesite | 1.0000 | | | | 17250 | 17250 | 17250 | 17250 |
| small acreage | .0800 | | | | 5000 | 5000 | 400 | 400 |

Call Back: Sign: PSN Date: 2014-11-24 Lister: 41-130030.0000-v082020R