

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

00385

Hardin County, Ohio
Michael T. Bacon, Auditor

41-130037.0000
D70.01

AGR
2025

sale

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

2022 PRATER JOSHUA R	2016-03-14		
2023 PRATER JOSHUA R	2016-03-14		
2024 PRATER JOSHUA R	2016-03-14		
2025 PRATER JOSHUA R	2016-03-14	10296	21.905A
11251 TR 210	LWD		
KENTON OH 43326	\$88,000		

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	21.9050	21.9050	21.9050	21.9050	108230
Land100%	97860	108230	108230	108230	213880
Bldg100%	172000	213890	213890	213890	322110t
Totl100%	269860t	322110t	322110t	322110t	53080
Cauv100%	31830	53090	53090	53090	
Tax Value:					
Land 35%	11140	18580	18580	18580	37880
Bldg 35%	60200	74860	74860	74860	74860
Totl 35%	71340t	93440t	93440t	93440t	112740t
Hmstd35%	62570	77690	77690	74160	
Owner Oc	65.98	68.82	68.74	65.34	hmstd 5250 l 68910 b
Hmstd RB					
Net Tax	3001.60	3315.54	3350.86	3301.72	
Cauv Sav	993.72	699.04	706.30	695.46	
Sp-Asmnt	24.46	24.46	35.08	38.51	

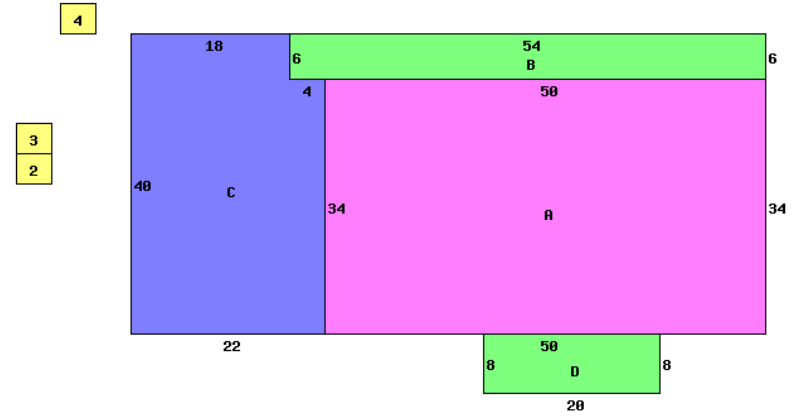
Orig Tax Year 2017
Parent: 41-130026.0000

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	M	M		1700			
	OPF	P		324	9720	b	PORCH
	M	G		856	23970	c	GRAGE
	OPF	P		160	4800	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
77	1	2016-03-14	PRATER JOSHUA R	LWD	88000	0	0

Year	Land	Bldg	Total	Net Tax
2021	11140	60200	71340	3103.32
2020	11140	60200	71340	2887.86

Project	ben acres	/	%	factor
279 SILVER CREEK - SCIOTO RIVER				XA/2025
500 HARDIN COUNTY LANDFILL				XA/2025
902 MAIN DISTRICT CONSERVANCY				XA/2025
364 LOWE-SCIOTO RIVER				XA/2025



11251 TR 210 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1	Sq-Ft Value
Floor Level	1700 127350
Metal	Subtotal 127350
B 1 2 U A	Roof GABLE
Plaster/Drywall	D Air Conditioning 3040
Floor/Hardwood	X Plumbing 1400
Floor/Carpet	X Garages and Carports 23970
Number of Rooms	5 Extra Features 14520
Bedrooms	2 Total Value 170280
Central Heat	A PUB ELECTRIC
PROPANE	PRIV WATER
Central A/C	A PRIV SEWER
Plumbing	PUB PAVED ST/RD
Standard	1 Neighborhood:
Extra 2 Fixture	1 Code: 3900
	Dwl/Gar/NC% 1.2300

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 M	1700	1700	Rate	C	2016AV	170280	.06	Dpr	196880
2 Pole Build		24X32	768		C	2016AV	9220	.25	Dpr	6920
3 P	OPF	14X32	448		C	2016AV	13440	.25		10080
4 Shed	*PP	10X14	140			2020AV	0			0
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv				
C 26	MF MILFORD SILTY CLAY	7.1301	6900	49200	3800	27090				
W 2	BOB BLOUNT SILT LOAM, 2	4.1642	3130	13030	470	1960				
W 14	GWB GLYNWOOD SILT LOAM	6.2651	2830	17730	750	4700				
W 26	MF MILFORD SILTY CLAY	1.4860	5740	8530	1910	2840				
W 39	PM PEWAMO SILTY CLAY L	.8596	5370	4620	1670	1440				
C 51	WSTL WASTE LAND	1.0000	120	120	50	50				
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000				

	21.905	108230	(100%)	53080	CAUV # 4061
		37880	(35%)	18580	