

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

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				

Eff Rate:-	47.22	39.76	40.14	39.56	a/r
Tax Year	2022	2023	2024	2025	2025
Prop Cls	111	111	111	111	111
Acres	21.9050	21.9050	21.9050	21.9050	21.9050
Land100%	97860	108230	108230	108230	108230
Bldg100%	172000	213890	213890	213890	213890
Totl100%	269860t	322110t	322110t	322110t	322110t
Cauv100%	31830	53090	53090	53090	53080
Tax Value:					
Land 35%	11140	18580	18580	18580	18580
Bldg 35%	60200	74860	74860	74860	74860
Totl 35%	71340t	93440t	93440t	93440t	93440t
Hmstd35%	62570	77690	77690	74160	74160
Owner Oc	65.98	68.82	68.74	65.34	65.34
Hmstd RB					
Net Tax	3001.60	3315.54	3350.86	3301.72	3301.72
Cauv Sav	993.72	699.04	706.30	695.46	695.46
Sp-Asmnt	24.46	24.46	35.08	38.51	38.51

Orig Tax Year 2017
Parent: 41-130026.0000

hmstd 5250 l 68910 b

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

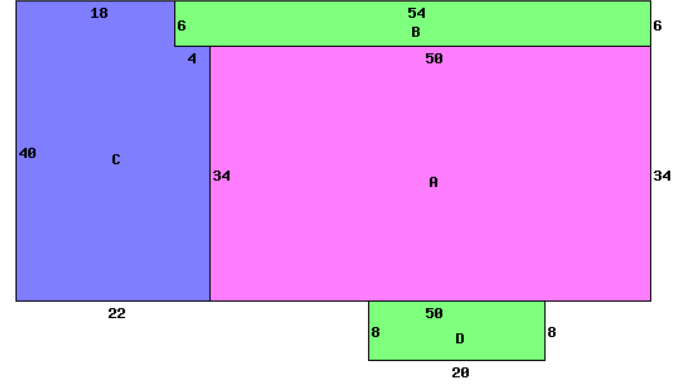
Year	Land	Bldg	Total	Net Tax
2021	11140	60200	71340	3103.32
2020	11140	60200	71340	2887.86

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

4

3

2



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	FRAME GABLE
Plaster/Drywall	Air Conditioning 3040
Floor/Hardwood	Plumbing 1400
Floor/Carpet	Garages and Carports 23970
Number of Rooms	Extra Features 14520
Bedrooms	2 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 3900
	Dwl/Gar/NC% 1.2300

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 M	1700	1700		C	2016AV		170280	.06		196880
2 Pole Build		24X32	768		C	2016AV		9220	.25		6920
3 P	OFF	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	