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

Hardin County, Ohio
Michael T. Bacon, Auditor

41-130037.0000 AGR
D70.01 2026

sale

2023 PRATER JOSHUA R		2016-03-14
2024 PRATER JOSHUA R		2016-03-14
2025 PRATER JOSHUA R		2016-03-14
2026 PRATER JOSHUA R		2016-03-14 10296 21.905A
11251 TR 210		1WD
		$88,000
KENTON OH 43326		

Orig Tax Year 2017
Parent: 41-130026.0000

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

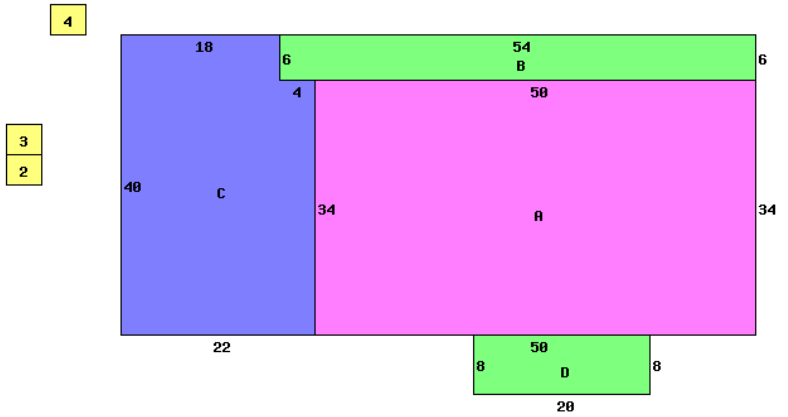
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	21.9050	21.9050	21.9050	21.9050	21.9050			
Land100%	108230	108230	108230	108230		108230	156940	156950
Bldg100%	213890	213890	213890	213890		213890	273110	273100
Totl100%	322110t	322110t	322110t	322110t		322110t	430060t	430050t
Cauv100%	53090	53090	53090	53090		108230	156940	50980
Tax Value:								
Land 35%	18580	18580	18580	18580		18580	17840	54930
Bldg 35%	74860	74860	74860	74860		74860	95590	95590
Totl 35%	93440t	93440t	93440t	93440t		93440t	113430t	150520t
Hmstd35%	77690	77690	74160	74160		74160	97250	
Owner Oc	68.82	68.74	65.34	65.34	65.34	hmstd 5250 l	68910 b	
Hmstd RB								
Net Tax	3315.54	3350.86	3301.72	3301.72	3301.72			
Cauv Sav	993.72	699.04	706.30	695.46				
Sp-Asmnt	24.46	35.08	38.51	38.51				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	M	M		1700		a	*MAIN
	OFP	P		324	9720	b	PORCH
	M	G		856	23970	c	GRAGE
	OFP	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	1WD	88000	0	0

Year	Land	Bldg	Total	Net Tax
2022	11140	60200	71340	3001.60
2021	11140	60200	71340	3103.32

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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1700	127350
	Subtotal			127350
Metal	Roof	GABLE		

B 1 2 U A

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		
Extra 2 Fixture	1	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 M		1700		C	2016AV	170280	.06		256100
2	Pole Build		24X32	768		C	2016AV	9220	.25		6920
3	P	OFP	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	10010	71370	3680	26240
W 2	BOB	BLOUNT SILT LOAM, 2	4.1642	4540	18910	230	960
W 14	GWB	GLYNWOOD SILT LOAM	6.2651	4100	25690	230	1440
W 26	MF	MILFORD SILTY CLAY	1.4860	8320	12360	230	340
W 39	PM	PEWAMO SILTY CLAY L	.8596	7790	6700	230	200
C 51	WSTL	WASTE LAND	1.0000	170	170	50	50
670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
			21.905		156950	(100%)	50980
					54930	(35%)	17840

CAUV # 4061

Call Back: Sign: MJT Date: 2009-08-13 Lister:

41-130037.0000-v082020R