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

Hardin County, Ohio
Michael T. Bacon, Auditor

41-140020.0000 RES
D30 2026

sale

2023	KERNS ANDREA JUSTINE	2022-01-25
2024	KERNS ANDREA JUSTINE	2022-01-25
2025	KERNS ANDREA JUSTINE	2022-01-25
2026	KERNS ANDREA JUSTINE &	2022-01-25 9992 3.333A
	19888 TR 133	1WD
		$205,000
	RUSHSYLVANIA OH 43347	

Orig Tax Year 1998
Parent: 41-140001.0000

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

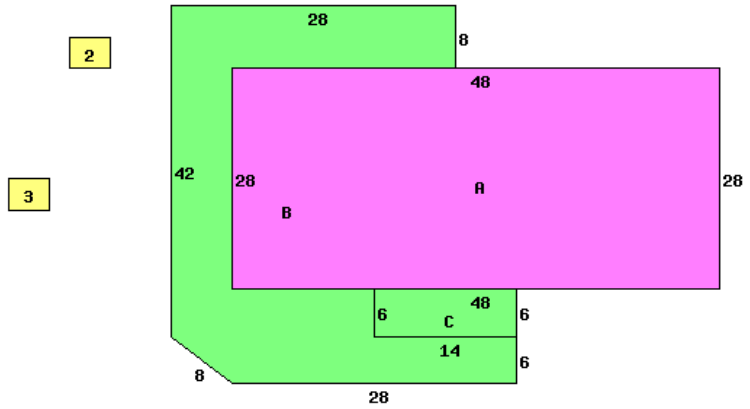
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	561	561	561	561	0	561	561	561
Acres	3.3330	3.3330	3.3330	3.3330	3.3330			
Land100%	26660	26660	26660	26660		26660	28910	28920
Bldg100%	155740	155740	155740	155740		155740	200540	200530
Totl100%	182400t	182400t	182400t	182400t		182400t	229460t	229450t
Cauv100%								
Tax Value:								
Land 35%	9330	9330	9330	9330		9330	10120	10120
Bldg 35%	54510	54510	54510	54510		54510	70190	70190
Totl 35%	63840t	63840t	63840t	63840t		63840t	80310t	80310t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2312.26	2336.34	2300.44	2300.44	2300.44			
Sp-Asmnt	23.45	31.26	31.26	31.26				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1344		a	*MAIN
	DK	P		698	10470	b	PORCH
	OFP	P		84	2520	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
51	1	2022-01-25	KERNS ANDREA JUSTINE & JA	1WD	205000	19600	71340
177	1	2016-05-26	MARTINO JOSHUA F & ROXANN	1FD	114000	17490	59690
532	1	1998-09-08	WARD JOHN E & BARBARA J	1WD	15500	0	0
335	1	1997-06-12	STANFIELD R SCOTT & DIAN	1WD	12500	0	0

Year	Land	Bldg	Total	Net Tax
2022	6860	24970	31830	1339.70
2021	6860	24970	31830	1385.12

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



19888 TR 133 43347

Occupancy 4 M/H on Real Estate *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1344	107720
	Subtotal			107720
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	2330
Floor/Carpet	X	Plumbing	2100
Floor/Tile-Lino	L	Extra Features	12990
Number of Rooms	5	Total Value	125140
Bedrooms	3		
		PUB ELECTRIC	
Central Heat	A	PRIV WATER	
FORCED AIR		PRIV SEWER	
Central A/C	A	PUB PAVED ST/RD	
Plumbing			
Standard	1	Neighborhood:	
Extra 3 Fixture	1	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	MH/REAL	1	F/C	28X48		1344		MHD	1998VG	100110	.15	-.35	183800	
2	Garage		F 0	24X24		576		C	1998AV	13820	.55		9950	
3	Pole Build		M 0	32X32		1024		C	1998AV	14850	.55		6680	CONCRET FL
4	Shed	*SV		12X16		192			OLD/	100			100	

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	2.3330				5000	5000	11670	11670

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

41-140020.0000-v082020R