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

Hardin County, Ohio
Michael T. Bacon, Auditor

41-170016.0000 AGR
A10 2026

sale

2023 TICE FRANK D III & CH	2004-08-09	
2024 TICE FRANK D III & CH	2004-08-09	
2025 TICE FRANK D III & CH	2004-08-09	
2026 TICE FRANK D III & CHER	2004-08-09 10015	45.82A
18049 CR 155	2WD	
	$120,000	
KENTON OH 43326		

2027 TICE CHERYL A	2025-08-05	
18049 CR 155	2CT	
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	111	111	111	111	0	111	111	111
Acres	45.8200	45.8200	45.8200	45.8200	45.8200			
Land100%	221830	221830	221830	221830		221830	321710	321700
Bldg100%	208510	208510	208510	208510		208510	268630	268640
Totl100%	430340t	430340t	430340t	430340t		430340t	590340t	590340t
Cauv100%	26140	26140	26140	26140		221830	321710	30980
Tax Value:								
Land 35%	9150	9150	9150	9150		9150	10840	112600
Bldg 35%	72980	72980	72980	72980		72980	94020	94020
Totl 35%	82130t	82130t	82130t	82130t		82130t	104860t	206620t
Hmstd35%	75200	75200	75200	75200		75200	98610	
Owner Oc	66.62	66.54	66.26	66.26	66.26	hmstd 5250 l	69950 b	
Hmstd RB	323.98	350.00	356.82	356.82	356.82			
Net Tax	2584.12	2589.14	2536.44	2536.44	2536.44			
Cauv Sav	2704.66	2480.68	2506.50	2467.98				
Sp-Asmnt	47.81	115.90	115.90	115.90				

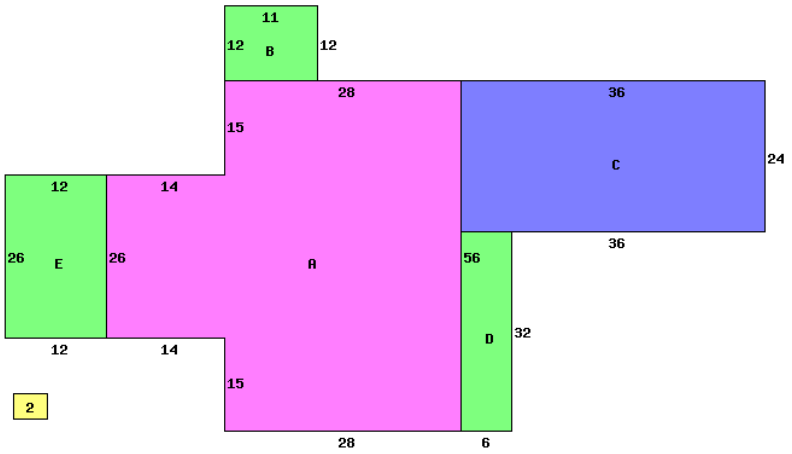
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1932		a	*MAIN
	DK	P		132	1980	b	PORCH
	F F	G		864	25090	c	GRAGE
	OFP	P		192	5760	d	PORCH
	DK	P		312	4680	e	PORCH

acreage change per engineer's office

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
347	2	2025-08-05	TICE CHERYL A	2CT	*	0	221830	208510
484	2	2004-08-09	TICE FRANK D III & CHERY	2WD		120000	49290	0
240	1	1991-04-11		1UN	*	39000	0	28200

Year	Land	Bldg	Total	Net Tax
2022	7740	58920	66660	2435.28
2021	7740	58920	66660	2517.86

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			
333 TAYLOR CREEK #1096 - SCIOTO	XA/2025			



18049 CR 155 43326

Occupancy 1 Single Family *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1932	135070
	Subtotal			135070
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	3300
Floor/Carpet	X	Plumbing	2100
Floor/Tile-Lino	X	Garages and Carports	25090
Number of Rooms	6	Extra Features	12420
Bedrooms	3	Total Value	177980
Central Heat	A	PUB ELECTRIC	
FORCED AIR		PRIV WATER	
Central A/C	A	PRIV SEWER	
Plumbing		PUB PAVED ST/RD	
Standard	1	Topo: ROLLING	
Extra 3 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 F/C		1932		C+	2005AV	195780	.17		260000
2	Pole Build		30X48	1440		C	2006AV	17280	.50		8640

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	2	BOB	BLOUNT SILT LOAM, 2	4.5782	8370	38320	230	1050
C	10	FOB	FOX SILT LOAM, 2-6%	5.9172	7830	46330	230	1360
C	11	FPC2	FOX CLAY LOAM,6-12%	3.9886	6340	25290	230	920
C	14	GWB	GLYNWOOD SILT LOAM	5.2022	7830	40730	230	1200
C	16	GYC2	GLYNWOOD CLAY LOAM	5.2338	6890	36060	230	1200
C	30	MRD2	MORLEY CLAY LOAM 12	.3009	6770	2040	230	70
C	33	NE	NEWARK SILT LOAM OC	5.5103	8410	46340	230	1270
C	44	SA	SARANAC SLTY CLAY L	1.0193	9270	9450	230	230
C	50	WE	WESTLAND CLAY LOAM	3.2314	11090	35840	230	740
C	51	WSTL	WASTE LAND	5.1000	170	870	50	260
W	2	BOB	BLOUNT SILT LOAM, 2	.1291	4540	590	230	30
W	10	FOB	FOX SILT LOAM, 2-6%	.0244	2740	70	230	10
W	11	FPC2	FOX CLAY LOAM,6-12%	.0205	610	10	230	10
W	16	GYC2	GLYNWOOD CLAY LOAM	.2920	2120	620	230	70
W	30	MRD2	MORLEY CLAY LOAM 12	.3413	610	210	230	80
W	33	NE	NEWARK SILT LOAM OC	2.1968	4210	9250	230	510
W	44	SA	SARANAC SLTY CLAY L	.3179	5570	1770	230	70
W	50	WE	WESTLAND CLAY LOAM	.6707	9190	6160	230	150
	670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
	980	ROAD	ROAD	.7454				
				45.82		321700	(100%)	30980
						112600	(35%)	10840

CAUV # 3301

Call Back: Sign: PSN Date: 2014-11-10 Lister:

41-170016.0000-v082020R