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

Hardin County, Ohio
Michael T. Bacon, Auditor

41-170030.0000 RES
G34 2026

sale

2023 MENDENHALL BRUCE N &	2003-02-03	
2024 MENDENHALL BRUCE N &	2003-02-03	
2025 MENDENHALL BRUCE N &	2003-02-03	
2026 MENDENHALL BRUCE N &	2003-02-03 10015	4.00A
12692 CR 190	1WD	
	$40,000	
KENTON OH 43326		

Orig Tax Year 2004
Parent: 41-170004.0000

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

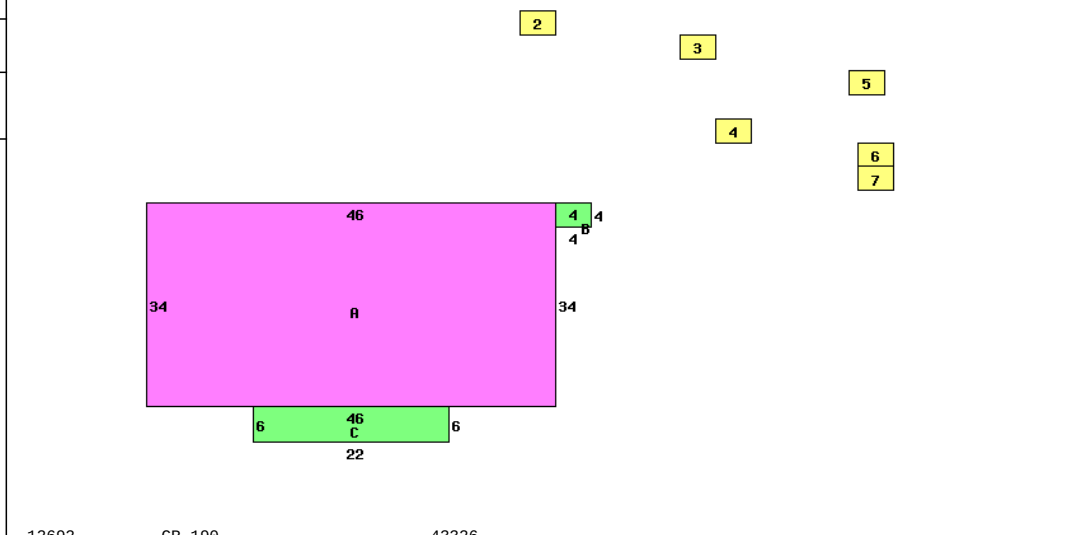
	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	511	511	511	511	0	511	511	511
Acres	4.0000	4.0000	4.0000	4.0000	4.0000			
Land100%	30000	30000	30000	30000		30000	32260	32250
Bldg100%	59090	25140	4800	4800		4800	211710	211700
Totl100%	89090t	55140t	34800t	34800t		34800t	243970t	243950t
Cauv100%								
Tax Value:								
Land 35%	10500	10500	10500	10500		10500	11290	11290
Bldg 35%	20680	8800	1680	1680		1680	74100	74100
Totl 35%	31180t	19300t	12180t	12180t		12180t	85390t	85380t
Hmstd35%	25050							
Owner Oc	22.18	11.66						
Hmstd RB								
Net Tax	1107.14	694.66	438.90	438.90	438.90			
Sp-Asmnt	23.77	33.63	15.63	15.63				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1564		a	*MAIN
	DK	P		16	240	b	PORCH
	OFP	P		132	3960	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
51	1	2003-02-03	MENDENHALL BRUCE N &	1WD	40000	0	0

Year	Land	Bldg	Total	Net Tax
2022	7560	13980	21540	907.06
2021	7560	13980	21540	937.80

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



12692 CR 190 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1564	122880
	Subtotal			122880

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	2770
Bedrooms	3	Plumbing	2100
		Extra Features	4200
Central Heat	A	Total Value	131950
PROPANE			
Central A/C	A	PUB ELECTRIC	
Plumbing		PRIV WATER	
Standard	1	PRIV SEWER	
Extra 3 Fixture	1	PUB PAVED ST/RD	
		Topo: ROLLING	
		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		1564		C	2025AV	131950	.02		206900
2	Shed	*SV		440			OLD/PR	100			100
3	Crib/Grana	*SV	14X18	252			OLD/PR	200			200
4	Shed	*SV	22X36	792			OLD/PR	200			200
5	Shed	*SV	24X32	768			OLD/PR	200			200
6	Shed		10X20	200		D	2022AV	1920	.05		1820
7	P	OFP	5X20	100		D	2022AV	2400	.05		2280

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	3.0000				5000	5000	15000	15000

Call Back: Sign: PSN Date: 2014-11-26 Lister:

41-170030.0000-v082020R