

TAYLOR CREEK TWP
RIDGEMONT SD/SE AMBULANCE

00380

Hardin County, Ohio
Michael T. Bacon, Auditor

40-150016.0000
B19

AGR
2025

sale

2022	BOCOCK E ALLAN JR & L	2009-01-29			
2023	BOCOCK E ALLAN JR & L	2009-01-29			
2024	BOCOCK E ALLAN JR & L	2009-01-29			
2025	BOCOCK E ALLAN JR & LIN	2009-01-29	9993	255.69A	
	12979 SR 273	2ED			
		2ED			
	RUSHSYLVANIA OH 43347	\$1,518,355			

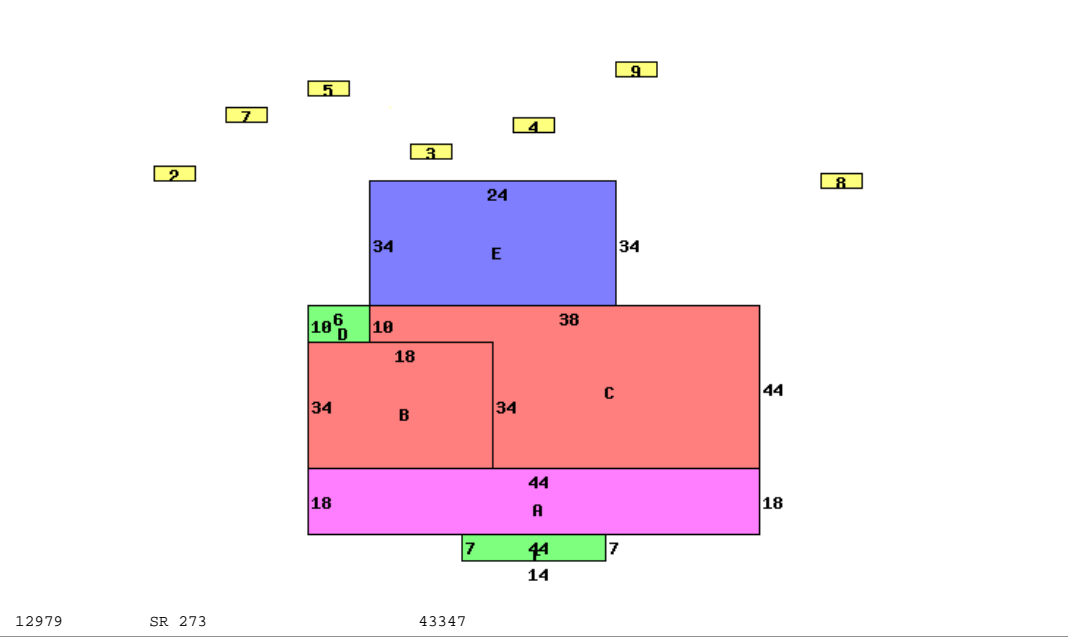
Eff Rate:-	45.31	37.83	38.20	37.43	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	255.6900	255.6900	255.6900	255.6900	1355000
Land100%	1238540	1355000	1355000	1355000	399540
Bldg100%	341400	399540	399540	399540	1754540t
Totl100%	1579940t	1754540t	1754540t	1754540t	522770
Cauv100%	235490	522770	522770	522770	
Tax Value:					
Land 35%	82420	182970	182970	182970	474250
Bldg 35%	119490	139840	139840	139840	139840
Totl 35%	201910t	322810t	322810t	322810t	614090t
Hmstd35%	96280	111990	111990	111990	
Owner Oc	101.66	99.16	99.06	98.10	hmstd 5250 l 106740 b
Hmstd RB					
Net Tax	8194.48	10968.10	11090.90	10852.78	
Cauv Sav	14424.82	9986.26	10097.02	9881.22	
Sp-Asmnt	124.98	223.66	245.61	245.61	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	B/C	M		792		b	ADDTN
1HB	B	A		612		c	ADDTN
1	F	A		1264		d	PORCH
	OPF	P		60	1800	e	GRAGE
	B	G		816	22850	f	PORCH
	STP	P		98	390		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
39	2	2009-01-29	BOCOCK E ALLAN JR & LIND	2ED	1518355	481260	111740
421	2	2003-09-12	DE ROBERTS RICHARD A TRU	2WD *	0	375600	107830
762	2	1989-09-11		2WD	238882	0	228830
826	0	1987-09-24		*	0	0	228830
668	0	1987-08-06		*	0	0	228830

Year	Land	Bldg	Total	Net Tax
2021	82420	119490	201910	8245.38
2020	82420	119490	201910	8259.20

Project	ben acres	%	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
333 TAYLOR CREEK #1096 - SCIOTO			XA/2025
339 GARDNER DITCH - SCIOTO RIVER			XA/2025



12979 SR 273 43347

Occupancy	Single Family	*DWELLING COMPUTATIONS
Story Height	2	Sq-Ft Value
Floor Level	Main	BRICK 2668 183610
	Full Upper	BRICK 792 63890
	Part Upper	BRICK 612 33310
	Basement	225 4610
	Subtotal	285420
Shingle	Roof	GABLE
	B 1 2 U A	
Plaster/Drywall	X X	Fireplaces 6000
Unfinished Wall	X	Plumbing 1400
Floor/Pine	X X	Garages and Carports 22850
Floor/Concrete	X	Extra Features 2190
Number of Rooms	1 4 3	Total Value 317860
Bedrooms	3	
Fireplace		PUB ELECTRIC
Openings	3	PRIV WATER
Stacks	3	PRIV SEWER
Central Heat	A	PUB PAVED ST/RD
ELECTRIC		Topo: ROLLING
Plumbing		Neighborhood:
Standard	1	Code: 3900
Extra 2 Fixture	1	Dwl/Gar/NC% 1.2300

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1H B/C	4072		B	OLD/GD	413220	.40		304960
2 Flat Barn		50X60	3000	D	OLD/GD	28800	.80	.50	2880
3 Shed		30X45	1350	D	OLD/GD	12960	.60		5180
4 Pole Build	1	130X60	7800	C	2009AV	93600	.40		56160
5 Grain Bin	*PP 0	15X15	225	C	2009AV	0			0
6 Pole Build		40X80	3200	C	2011AV	38400	.35		24960
7 Grain Bin	*PP	32X30	960	C	2010AV	0			0
8 Grain Bin	*PP	30X30	900	C	2010AV	0	.25		5400
9 POND	*1.20A		0		OLD/	0			0
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv			
C 1	BOA BLOUNT SILT LOAM 0-	5.4388	6030	32800	2660	14470			
C 2	BOB BLOUNT SILT LOAM, 2	131.1599	5770	756790	2360	309540			
C 14	GWB GLYNWOOD SILT LOAM	4.8824	5400	26360	1750	8540			
C 15	GYP2 GLYNWOOD CLAY LOAM	4.1872	5020	21020	1230	5150			
C 16	GVC2 GLYNWOOD CLAY LOAM	2.0177	4750	9580	1050	2120			
C 39	PM PEWAMO SILTY CLAY L	26.5611	6490	172380	3560	94560			
W 1	BOA BLOUNT SILT LOAM 0-	21.6002	3610	77980	770	16630			
W 2	BOB BLOUNT SILT LOAM, 2	27.7346	3130	86810	470	13040			
W 39	PM PEWAMO SILTY CLAY L	25.7444	5370	138250	1670	42990			
C 51	WSTL WASTE LAND	1.3300	120	160	50	70			
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000			
980	ROAD ROAD	1.1437							
C 2	BOB BLOUNT SILT LOAM, 2	1.2221	5770	7050	230	280			
C 39	PM PEWAMO SILTY CLAY L	1.6679	6490	10820	230	380			
		255.69		1355000	(100%)	522770	CAUV # 3631		
				474250	(35%)	182970			