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

Hardin County, Ohio
Michael T. Bacon, Auditor

41-130006.0000 AGR
D73 2026

sale

2023	BIDWELL JAMES & MARIL		
2024	BIDWELL JAMES & MARIL		
2025	BIDWELL JAMES & MARIL		
2026	BIDWELL JAMES & MARILYN	10296	77.353A
	11576 CR 200		
		$0	
	KENTON OH 43326		

2028	BIDWELL JAMES	2026-05-29	
	11576 CR 200	2AF	
	KENTON OH 43326		

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

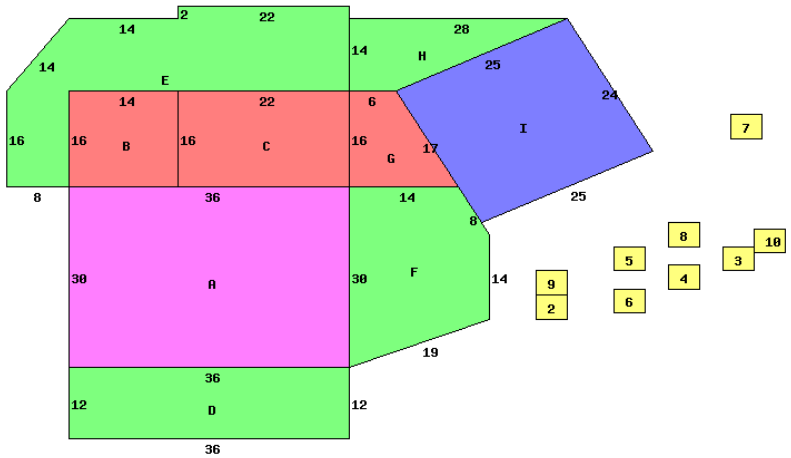
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	77.3530	77.3530	77.3530	77.3530	77.3530			
Land100%	451630	451630	451630	451630		451630	654860	654860
Bldg100%	190340	190340	190340	190340		190340	240770	240770
Totl100%	641970t	641970t	641970t	641970t		641970t	895630t	895630t
Cauv100%	210630	210630	210630	210630		451630	654860	208710
Tax Value:								
Land 35%	73720	73720	73720	73720		73720	73050	229200
Bldg 35%	66620	66620	66620	66620		66620	84270	84270
Totl 35%	140340t	140340t	140340t	140340t		140340t	157320t	313470t
Hmstd35%	63940	63940	63940	63940		63940	83960	
Owner Oc	56.64	56.58	56.34	56.34	56.34	hmstd 5250 l	58690 b	
Hmstd RB	323.98	350.00	356.82	356.82	356.82			
Net Tax	4702.44	4729.38	4643.92	4643.92	4643.92			
Cauv Sav	4537.30	3055.12	3086.94	3039.50				
Sp-Asmnt	33.29	65.55	82.88	82.88				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		1080		a	*MAIN
1	F/C	A		224		b	ADDTN
1	F/C	A		352		c	ADDTN
	STP	P		432	1730	d	PORCH
	DK	P		652	9780	e	PORCH
	PAT	P		452	1360	f	PORCH
1	F	A		160		g	ADDTN
	PAT	P		204	610	h	PORCH
	F	G		616	14780	i	GRAGE

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
238	2	2026-05-29	BIDWELL JAMES	2AF *	0	451630	190340

Year	Land	Bldg	Total	Net Tax
2022	38770	47440	86210	3292.22
2021	38770	47440	86210	3403.30

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



11576 CR 200 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1816	129970
	Full Upper	FRAME	1080	62290
	Basement		270	5300
	Subtotal			197560
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall		X X	Plumbing	1400
Unfinished Wall	X		Garages and Carports	14780
Floor/Hardwood		X	Extra Features	13480
Floor/Pine		X X	Total Value	227220
Floor/Carpet		X		
Number of Rooms	1	4 4	PUB ELECTRIC	
Bedrooms		1 4	PRIV WATER	
			PRIV SEWER	
Central Heat		A	PUB PAVED ST/RD	
HOT WATER			Topo: ROLLING	
Plumbing				
Standard	1		Neighborhood:	
Extra 2 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	DWELLING	2 B F			2896		C	OLD/GD	227220	.40		218130
2	Crib/Grana			30X70	2100		D	OLD/FR	16800	.70		5040
3	Flat Barn			48X60	2880		D	OLD/AV	27650	.80	.50	2770
4	Lean-To				512		C	OLD/FR	4100	.70		1230
5	Grain Bin	*PP	0	14X15	210		C	1979AV	0			0
6	Grain Bin	*PP	0	24X21	504		C	1979AV	0			0
7	Shed			40X60	2400		C	1978AV	28800	.65		10080
8	Shed	*PP		10X12	120			OLD/	0			0
9	Lean-To			10X20	200		D	OLD/FR	1280	.70		380
10	Lean-To			34X48	1632		D	OLD/FR	10450	.70		3140

Tab #	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	31.1198	8740	271990	2550	79360
C 2	BOB	BLOUNT SILT LOAM, 2	20.0597	8370	167900	2230	44730
C 15	GYB2	GLYNWOOD CLAY LOAM	1.4702	7280	10700	1110	1630
C 16	GYC2	GLYNWOOD CLAY LOAM	3.4282	6890	23620	870	2980
C 39	PM	PEWAMO SILTY CLAY L	16.8860	9410	158900	3450	58260
670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
980	ROAD	ROAD	3.3891				
			77.353		654860	(100%)	208710
					229200	(35%)	73050

CAUV # 1521

Call Back: Sign: PSN Date: 2014-11-24 Lister:
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41-130006.0000-v082020R