

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

00385

Hardin County, Ohio
Michael T. Bacon, Auditor

41-130006.0000
D73

AGR
2025

sale

2022 BIDWELL JAMES & MARIL
2023 BIDWELL JAMES & MARIL
2024 BIDWELL JAMES & MARIL
2025 BIDWELL JAMES & MARILYN
11576 CR 200
KENTON OH 43326

10296 77.353A

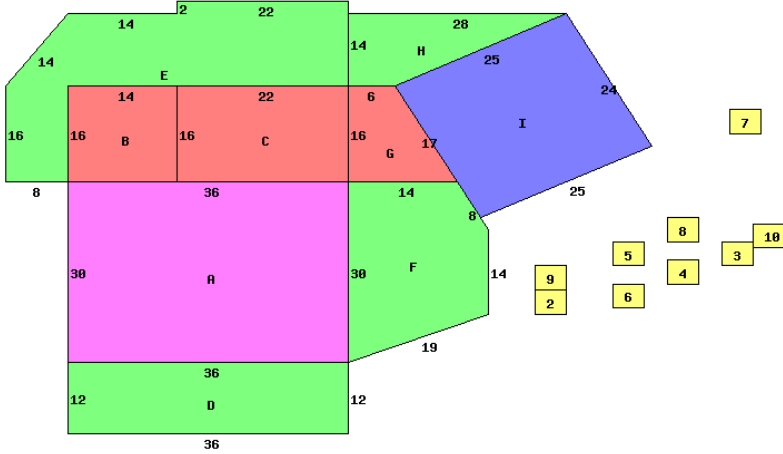
\$0

Eff Rate:- 47.22 — 39.76 — 40.14 — 40.14 — a/r

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	77.3530	77.3530	77.3530	77.3530	
Land100%	412260	451630	451630	451630	451640
Bldg100%	135540	190340	190340	190340	190330
Totl100%	547800t	641970t	641970t	641970t	641970t
Cauv100%	110770	210630	210630	210630	210640
Tax Value:					
Land 35%	38770	73720	73720	73720	158070
Bldg 35%	47440	66620	66620	66620	66620
Totl 35%	86210t	140340t	140340t	140340t	224690t
Hmstd35%	45250	63940	63940	63940	
Owner Oc	47.72	56.64	56.58		
Hmstd RB	367.04	323.98	350.00		
Net Tax	3292.22	4702.44	4729.38		
	4537.30	3055.12	3086.94		
Sp-Asmnt	33.29	33.29	65.55		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		1080		b	ADDTN
1	F/C	A		224		c	ADDTN
1	F/C	A		352		d	PORCH
	STP	P		432	1730	e	PORCH
	DK	P		652	9780	f	PORCH
	PAT	P		452	1360	g	ADDTN
1	F	A		160		h	PORCH
	PAT	P		204	610	i	GRAGE
	F	G		616	14780		
Year	Land	Bldg	Total	Net Tax			
2021	38770	47440	86210	3403.30			
2020	38770	47440	86210	3169.42			

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



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Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	2	Sq-Ft Value
Floor Level		
	Main	FRAME 1816 129970
	Full Upper	FRAME 1080 62290
	Basement	270 5300
	Subtotal	197560
Metal	Roof	GABLE
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
Central Heat	A	PRIV SEWER
HOT WATER		PUB PAVED ST/RD
Plumbing		Topo: ROLLING
Standard	1	Neighborhood:
Extra 2 Fixture	1	Code: 3900
		Dwl/Gar/NC% 1.2300

	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		167690
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	6030	187650	2660	82780		
C 2	BOB	BLOUNT SILT LOAM, 2			20.0597	5770	115740	2360	47340		
C 15	GYB2	GLYNWOOD CLAY LOAM			1.4702	5020	7380	1230	1810		
C 16	GYC2	GLYNWOOD CLAY LOAM			3.4282	4750	16280	1050	3600		
C 39	PM	PEWAMO SILTY CLAY L			16.8860	6490	109590	3560	60110		
670	HSITE	HOMESITE			1.0000	15000	15000	15000	15000		
980	ROAD	ROAD			3.3891						
					77.353		451640	(100%)	210640		CAUV # 1521

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