

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

Eff Rate:- 47.22 — 39.76 — 40.14 — 39.56 — a/r

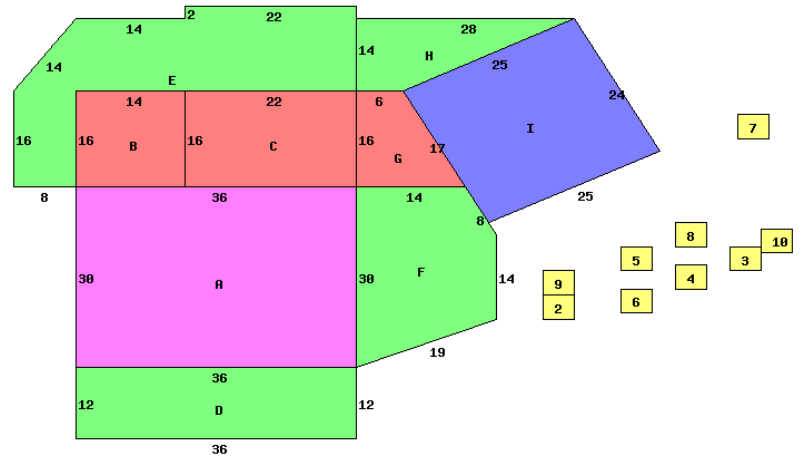
2022 BIDWELL JAMES & MARIL	
2023 BIDWELL JAMES & MARIL	
2024 BIDWELL JAMES & MARIL	
2025 BIDWELL JAMES & MARILYN	10296 77.353A
11576 CR 200	
KENTON OH 43326	\$0

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	56.34	
Hmstd RB	367.04	323.98	350.00	356.82	hmstd 5250 l 58690 b
Net Tax	3292.22	4702.44	4729.38	4643.92	
Cauv Sav	4537.30	3055.12	3086.94	3039.50	
Sp-Asmnt	33.29	33.29	65.55	82.88	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	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



11576 CR 200 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	1816	129970
	Full Upper	1080	62290
	Basement	270	5300
	Subtotal		197560
Metal	Roof		
	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%	1.2300

Bldg Type	SHB+Cons	DixHt	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		D	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	GVC2 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
 158070 (35%) 73720

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