

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

00385

Hardin County, Ohio
Michael T. Bacon, Auditor

41-170020.0000
A04

AGR
2025

sale

2022 BAILBRO LLC	2017-12-14				
2023 BAILBRO LLC	2017-12-14				
2024 BAILBRO LLC	2017-12-14				
2025 BAILBRO LLC	2017-12-14	10015	135.798A		
12617 CR 200	6FD				
KENTON OH 43326	\$0				

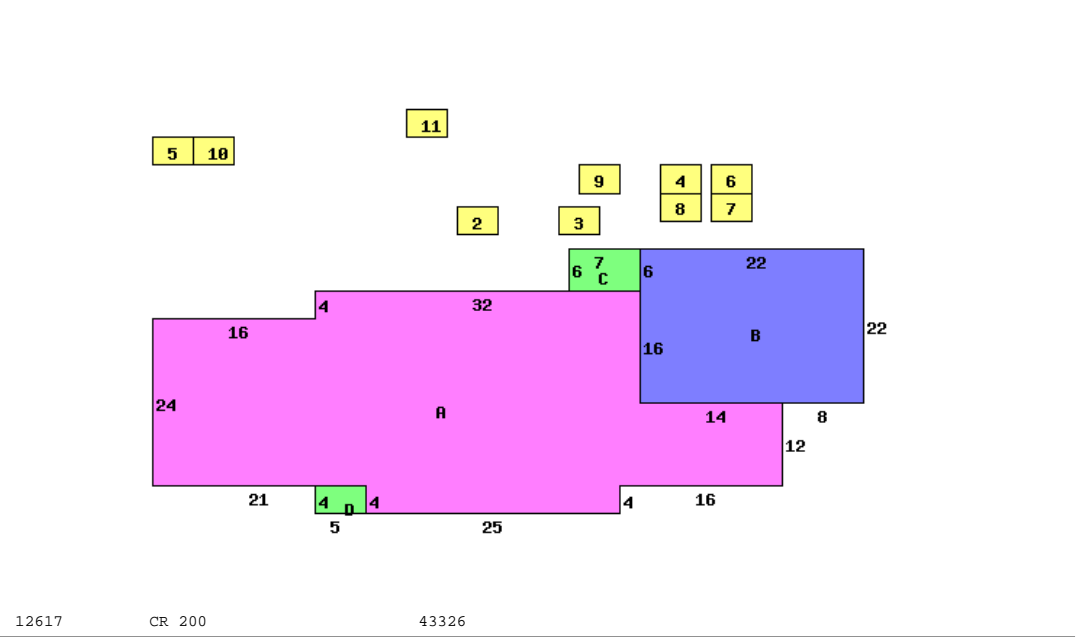
Eff Rate:-	47.22	39.76	40.14	39.56	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	135.7980	135.7980	135.7980	135.7980	685420
Land100%	626170	685430	685430	685430	221310
Bldg100%	117030	181970	193200	221310	906730t
Totl100%	743200t	867400t	878630t	906740t	232050
Cauv100%	105400	232060	232060	232060	
Tax Value:					
Land 35%	36890	81220	81220	81220	239900
Bldg 35%	40960	63690	67620	77460	77460
Totl 35%	77850t	144910t	148840t	158680t	317360t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	3347.52	5248.56	5447.04	5717.96	
Cauv Sav	7837.50	5747.36	5807.14	5717.94	
Sp-Asmnt	116.54	116.54	329.34	329.34	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 B	F	M		1548			GRAGE
	F2	G		484	11620	b	PORCH
	OFFP	P		42	1260	c	PORCH
	OFFP	P		20	600	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
555	6	2017-12-14	BAILBRO LLC	6FD *	0	625570	102630
118	1	1992-02-07		1UN *	0	0	162510

Year	Land	Bldg	Total	Net Tax
2021	36890	40960	77850	3459.86
2020	36890	40960	77850	3224.78

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



12617 CR 200 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level		
Main	FRAME	1548 122260
Basement		1548 28640
Subtotal		150900
Shingle	Roof	GABLE
B 1 2 U A		
Plaster/Drywall	X	Fireplaces 2000
Unfinished Wall	X	Air Conditioning 2630
Floor/Carpet	X	Plumbing 1400
Floor/Concrete	X X	Garages and Carports 11620
Number of Rooms	2 5	Extra Features 1860
Bedrooms	3	Total Value 170410

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 B F	1548			C	OLD/GD		170410	.40		125760
2 Crib/Grana	*SV	36X30	0			OLD/GD		600			600
3 Silo	*NV 0	12X50	0			OLD/PR		0			0
4 Bank Barn		40X64	2560		D	OLD/GD		24580	.60		9830
5 Pole Build		45X80	3600		C	2022AV		43200	.05		41040
6 Lean-To		28X64	1792			OLD/PR		11470	.75		2870 1 SIDE OPN
7 Lean-To		6X34	204			OLD/FR		1630	.70		490
8 Lean-To			444			OLD/FR		3550	.70		1070
9 Lean-To		14X14	196		D	1900PR		1250	.75		310
10 P	* CAN	12X16	192		C	2022AV		0			0
11 Pole Build		42X68	2856		C	2023AV		41410	.05		39340 CONCRET FL

Fireplace		PUB ELECTRIC	
Openings	1	PRIV WATER	
Stacks	1	PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
GRAV AIR		Topo: ROLLING	
Central A/C	A		
Plumbing		Neighborhood:	
Standard	1	Code:	3900
Extra 2 Fixture	1	Dwl/Gar/NC%	1.2300

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	.8253	6030	4980	2660	2200
C 2	BOB BLOUNT SILT LOAM, 2	23.2906	5770	134390	2360	54970
C 10	FOB FOX SILT LOAM, 2-6%	.3436	5400	1860	1260	430
C 14	GWB GLYNWOOD SILT LOAM	19.1216	5400	103260	1750	33460
C 16	GVC2 GLYNWOOD CLAY LOAM	28.8955	4750	137250	1050	30340
C 19	KAB KENDALLVILLE SILT L	2.1339	5800	12380	2090	4460
C 30	MRD2 MORLEY CLAY LOAM 12	9.5961	4670	44810	350	3360
C 31	MSC2 MORLEY-BELMORE CMLP	1.8186	4600	8370	800	1460
C 39	PM PEWAMO SILTY CLAY L	2.9018	6490	18830	3560	10330
C 44	SA SARANAC SILTY CLAY L	17.7622	6390	113500	2770	49200
C 46	SKA SLEETH SILT LOAM, 0	3.8349	5880	22550	2970	11390
C 51	WSTL WASTE LAND	4.4572	120	530	50	220
W 1	BOA BLOUNT SILT LOAM 0-	.0269	3610	100	770	20
W 2	BOB BLOUNT SILT LOAM, 2	11.4169	3130	35730	470	5370
W 14	GWB GLYNWOOD SILT LOAM	.0281	2830	80	750	20
W 16	GVC2 GLYNWOOD CLAY LOAM	.1473	1460	220	230	30
W 19	KAB KENDALLVILLE SILT L	.1963	3450	680	1090	210
W 39	PM PEWAMO SILTY CLAY L	5.6798	5370	30500	1670	9490
W 44	SA SARANAC SILTY CLAY L	.1038	3840	400	880	90
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000
970	DROW DITCH RIGHT OF WAY	.7300				