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

Hardin County, Ohio
Michael T. Bacon, Auditor

41-170020.0000 AGR
A04 2026

sale

2023 BAILBRO LLC	2017-12-14	
2024 BAILBRO LLC	2017-12-14	
2025 BAILBRO LLC	2017-12-14	
2026 BAILBRO LLC	2017-12-14	10015 135.798A
12617 CR 200	6FD	
	$0	
KENTON OH 43326		

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

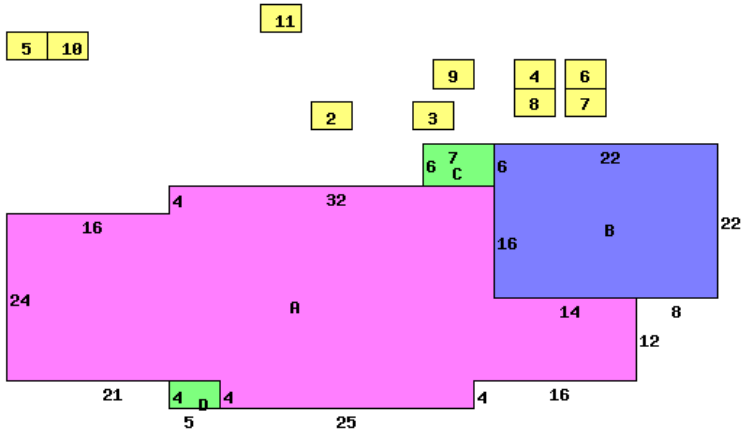
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	135.7980	135.7980	135.7980	135.7980	135.7980			
Land100%	685430	685430	685430	685430		685430	994110	994100
Bldg100%	181970	193200	221310	221310		221310	260600	260600
Totl100%	867400t	878630t	906740t	906740t		906740t	1254710t	1254700t
Cauv100%	232060	232060	232060	232060		685430	994110	216360
Tax Value:								
Land 35%	81220	81220	81220	81220		81220	75730	347940
Bldg 35%	63690	67620	77460	77460		77460	91210	91210
Totl 35%	144910t	148840t	158680t	158680t		158680t	166940t	439150t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	5248.56	5447.04	5717.96	5717.96	5717.96			
Cauv Sav	7837.50	5747.36	5807.14	5717.94				
Sp-Asmnt	116.54	329.34	329.34	329.34				

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

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
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
2022	36890	40960	77850	3347.52
2021	36890	40960	77850	3459.86

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 Sq-Ft	Value
Story Height 1				
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
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%	1.6000

	Bldg Type	SHB+Cons	DixHt FtxFt	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		163590	
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	1540	.05		1460	
11	Pole Build		42X68	2856		C	2023AV	41410	.05		39340	CONCRET FL

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-	.8253	8740	7210	2550	2110
C	2	BOB	BLOUNT SILT LOAM, 2	23.2906	8370	194940	2230	51940
C	10	FOB	FOX SILT LOAM, 2-6%	.3436	7830	2690	1140	390
C	14	GWB	GLYNWOOD SILT LOAM	19.1216	7830	149720	1630	31170
C	16	GYC2	GLYNWOOD CLAY LOAM	28.8955	6890	199090	870	25140
C	19	KAB	KENDALLVILLE SILT L	2.1339	8410	17950	1990	4250
C	30	MRD2	MORLEY CLAY LOAM 12	9.5961	6770	64970	630	6050
C	31	MSC2	MORLEY-BELMORE CMPL	1.8186	6670	12130	600	1090
C	39	PM	PEWAMO SILTY CLAY L	2.9018	9410	27310	3450	10010
C	44	SA	SARANAC SLTY CLAY L	17.7622	9270	164660	2660	47250
C	46	SKA	SLEETH SILT LOAM, 0	3.8349	8530	32710	2850	10930
C	51	WSTL	WASTE LAND	4.4572	170	760	50	220
W	1	BOA	BLOUNT SILT LOAM 0-	.0269	5230	140	230	10
W	2	BOB	BLOUNT SILT LOAM, 2	11.4169	4540	51830	230	2630
W	14	GWB	GLYNWOOD SILT LOAM	.0281	4100	120	230	10
W	16	GYC2	GLYNWOOD CLAY LOAM	.1473	2120	310	230	30
W	19	KAB	KENDALLVILLE SILT L	.1963	5000	980	230	50
W	39	PM	PEWAMO SILTY CLAY L	5.6798	7790	44250	230	1310
W	44	SA	SARANAC SLTY CLAY L	.1038	5570	580	230	20
	670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
	970	DROW	DITCH RIGHT OF WAY	.7300				