

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

00385

Hardin County, Ohio  
Michael T. Bacon, Auditor

41-170026.0000  
A06

AGR  
2025

sale

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

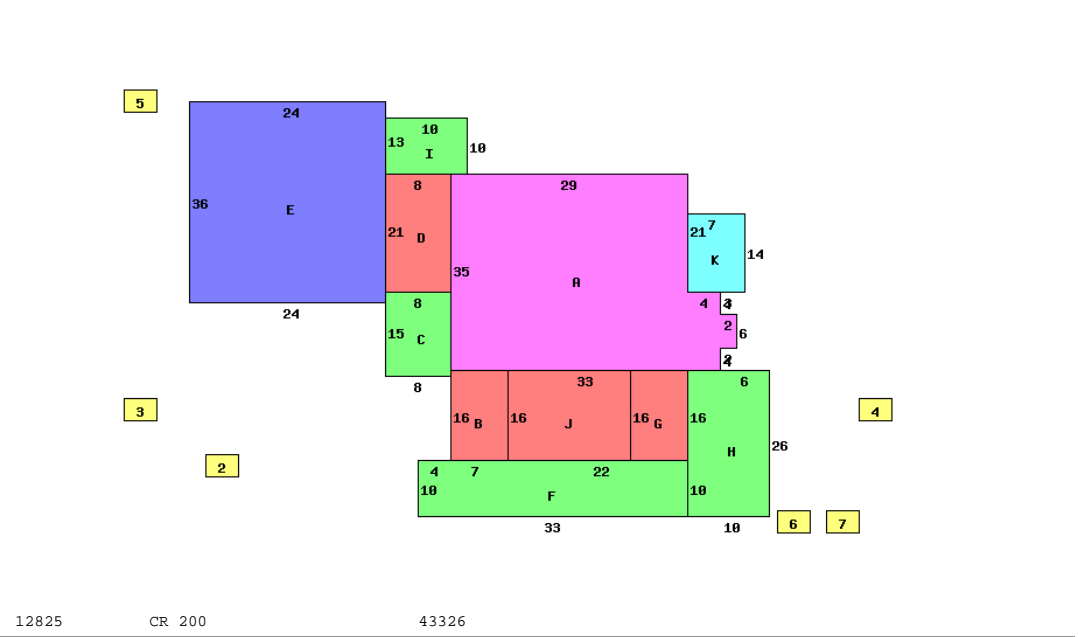
2022	BAILEY BRADFORD W TRU	2019-12-27			
2023	BAILEY BRADFORD W TRU	2019-12-27			
2024	BAILEY BRADFORD W TRU	2019-12-27			
2025	BAILEY BRADFORD W TRUST	2019-12-27	10015	15.005A	
	12825 CR 200	1FD			
		\$0			
	KENTON OH 43326				

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	15.0050	15.0050	15.0050	15.0050	
Land100%	32090	36430	36430	36430	36420
Bldg100%	258170	321340	321340	321340	321340
Totl100%	290260t	357770t	357770t	357770t	357760t
Cauv100%	15000	20910	20910	20910	20920
Tax Value:					
Land 35%	5250	7320	7320	7320	12750
Bldg 35%	90360	112470	112470	112470	112470
Totl 35%	95610t	119790t	119790t	119790t	125220t
Hmstd35%	91190	112960	112960	111200	
Owner Oc	96.16	100.06	99.96	97.98	
Hmstd RB					
Net Tax	4015.02	4238.70	4283.94	4218.58	
Cauv Sav	257.14	196.66	198.72	195.68	
Sp-Asmnt	31.01	31.01	65.26	65.26	

hmstd 5250 1 105950 b

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE				
1HB	F	M		1083		a	*MAIN		
1 B	F	A		112		b	ADDTN		
	STP	P		120	480	c	PORCH		
1	F/C	A		168		d	ADDTN		
	F3	G		864	20740	e	GRAGE		
	DK	P		330	4950	f	PORCH		
1 B	F	A		112		g	ADDTN		
	DK	P		260	3900	h	PORCH		
	PAT	P		100	300	i	PORCH		
1HB	F	A		240		j	ADDTN		
05	F	O		98	780	k	OTHER		

250 sq ft of cathedral ceiling									
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg		
490	1	2019-12-27	BAILEY BRADFORD W TRUSTEE	1FD *	0	31510	218770		
524	1	2017-11-22	MAXINCE C BAILEY GST EXEM	1FD *	0	25490	208570		
119	1	1992-02-07		1UN *	0	0	129200		
Year	Land	Bldg	Total	Net Tax					
2021	5250	90360	95610	4151.20					
2020	5250	90360	95610	3862.46					
p r o j e c t									
902	MAIN DISTRICT CONSERVANCY			XA/2025	ben acres		/	%	factor
500	HARDIN COUNTY LANDFILL			XA/2025					
333	TAYLOR CREEK #1096 - SCIOTO			XA/2025					



Occupancy	1 Single Family	*DWELLING COMPUTATIONS	Sq-Ft	Value
Story Height	1H			
Floor Level	Main	FRAME	1715	126700
	Part Upper	FRAME	1323	39240
	Basement		1547	28620
	Subtotal			194560
Shingle	Roof	GABLE		
	B 1 2 U A			
Plaster/Drywall	X X	464 sq ft	Basement Finish	5170
Panelled Wall	X		Fireplaces	4000
Floor/Carpet	X X X		Air Conditioning	5260
Floor/Concrete	X		Plumbing	3500
Number of Rooms	4 5 4		Garages and Carports	20740
Bedrooms	1 2		Extra Features	10930
			Total Value	244160
Fireplace				
Openings	2		PUB ELECTRIC	
Stacks	1		PRIV WATER	
Central Heat	A		PRIV SEWER	
ELECTRIC			PUB PAVED ST/RD	
Central A/C	A			
Plumbing			Neighborhood:	
Standard	1		Code:	3900
Extra 3 Fixture	1		Dwl/Gar/NC%	1.2300
Extra 2 Fixture	1			

Bldg Type	SHB+Cons	DixFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1HB F		3502		B+	1980GD	341820	.28		302720
2 Pole Build		40X60	2400		C	1960AV	36000	.65		12600
3 Silo	*NV 4		0			OLD/VP	0			0
4 P	EFP0	16X16	256		C	1985AV	10240	.65		3580
5 Shed	*PP 0	10X14	140			1988AV	0			1000
6 P	DK	10X24	240		C	1995AV	3600	.60		1440
7 POND	*3.7A		0			OLD/	0			0
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv				
C 44	SA	SARANAC SLTY CLAY L	.6965	6390	4450	1930				
C 51	WSTL	WASTE LAND	9.0812	120	1090	450				
	670	HSITE HOMESITE	1.0000	15000	15000	15000				
W 33	NE	NEWARK SILT LOAM OC	.3770	2900	1090	390				150
W 44	SA	SARANAC SLTY CLAY L	3.8503	3840	14790	880				3390

	15.005	36420	(100%)	20920	CAUV #	345
		12750	( 35%)	7320		