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

Hardin County, Ohio
Michael T. Bacon, Auditor

41-170026.0000 AGR
A06 2026

sale

2023 BAILEY BRADFORD W TRU	2019-12-27	
2024 BAILEY BRADFORD W TRU	2019-12-27	
2025 BAILEY BRADFORD W TRU	2019-12-27	
2026 BAILEY BRADFORD W TRUST	2019-12-27 10015 15.005A	
12825 CR 200	1FD	
	$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	15.0050	15.0050	15.0050	15.0050	15.0050			
Land100%	36430	36430	36430	36430		36430	52800	52790
Bldg100%	321340	321340	321340	321340		321340	412400	412400
Totl100%	357770t	357770t	357770t	357770t		357770t	465200t	465190t
Cauv100%	20910	20910	20910	20910		36430	52800	25030
Tax Value:								
Land 35%	7320	7320	7320	7320		7320	8760	18480
Bldg 35%	112470	112470	112470	112470		112470	144340	144340
Totl 35%	119790t	119790t	119790t	119790t		119790t	153100t	162820t
Hmstd35%	112960	112960	111200	111200		111200	145430	
Owner Oc	100.06	99.96	97.98	97.98	97.98	hmstd 5250 l 105950 b		
Hmstd RB								
Net Tax	4238.70	4283.94	4218.58	4218.58	4218.58			
Cauv Sav	257.14	196.66	198.72	195.68				
Sp-Asmnt	31.01	65.26	65.26	65.26				

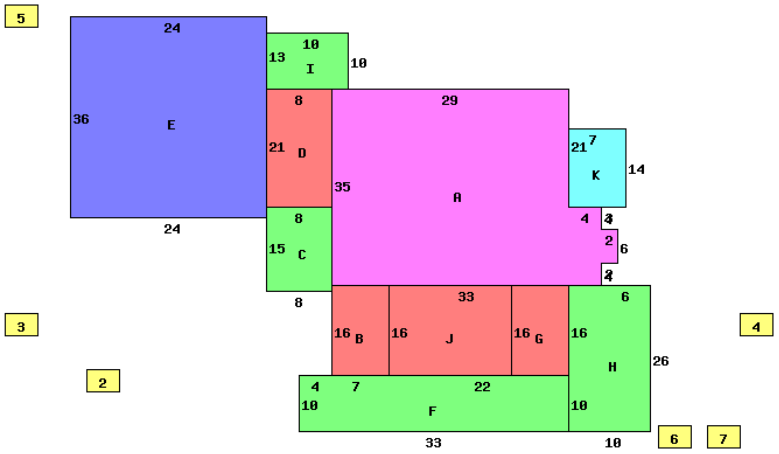
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		1083		a	*MAIN
1 B	F	A		112		b	ADDTN
	STP	P		120	480	c	PORCH
1	F/C	A		168		d	ADDTN
	F3	G		864	20740	e	GRAGE
	DK	P		330	4950	f	PORCH
1 B	F	A		112		g	ADDTN
	DK	P		260	3900	h	PORCH
	PAT	P		100	300	i	PORCH
1HB	F	A		240		j	ADDTN
05	F	O		98	780	k	OTHER

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
2022	5250	90360	95610	4015.02
2021	5250	90360	95610	4151.20

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



12825 CR 200 43326

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%	1.6000
Extra 2 Fixture	1			

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value	
1	DWELLING	1HB F		3502		B+	1980GD	341820	.28		393780	
2	Pole Build		40X60	2400		C	1960AV	36000	.65		12600	ELECTRIC CONCRET FL
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	9270	6460	2660	1850
C 51	WSTL	WASTE LAND		9.0812	170	1540	50	450
670	HSITE	HOMESITE		1.0000	21750	21750	21750	21750
W 33	NE	NEWARK SILT LOAM OC		.3770	4210	1590	230	90
W 44	SA	SARANAC SLTY CLAY L		3.8503	5570	21450	230	890
				15.005		52790	(100%)	25030
						18480	(35%)	8760

CAUV # 345

Call Back: Sign: PSN Date: 2014-11-10 Lister:

41-170026.0000-v082020R