

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

00385

Hardin County, Ohio
Michael T. Bacon, Auditor

41-170032.0000
G35.01

AGR
2025

sale

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

| | | | | | |
|--|------------|-------|---------|--|--|
| 2022 BINGHAM JAMES RUSSELL | 2015-08-28 | | | | |
| 2023 BINGHAM JAMES RUSSELL | 2015-08-28 | | | | |
| 2024 BINGHAM JAMES RUSSELL | 2015-08-28 | | | | |
| 2025 BINGHAM JAMES RUSSELL & 17590 US 68 | 2015-08-28 | 10015 | 12.999A | | |
| | 1SD | | | | |
| KENTON OH 43326 | \$275,000 | | | | |

| | | | | | |
|------------|---------|---------|---------|---------|---------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
| Prop Cls | 111 | 111 | 111 | 111 | 111 |
| Acres | 12.9990 | 12.9990 | 12.9990 | 12.9990 | |
| Land100% | 80430 | 89110 | 89110 | 89110 | 89100 |
| Bldg100% | 203260 | 244830 | 244830 | 244830 | 244840 |
| Totl100% | 283690t | 333940t | 333940t | 333940t | 333940t |
| Cauv100% | 35660 | 55660 | 55660 | 55660 | 55650 |
| Tax Value: | | | | | |
| Land 35% | 12480 | 19480 | 19480 | 19480 | 31180 |
| Bldg 35% | 71140 | 85690 | 85690 | 85690 | 85690 |
| Totl 35% | 83620t | 105170t | 105170t | 105170t | 116880t |
| Hmstd35% | 32240 | 37780 | 37780 | 37780 | |
| Owner Oc | 34.00 | 33.46 | 33.42 | 33.28 | |
| Hmstd RB | | | | | |
| Net Tax | 3561.60 | 3775.76 | 3815.46 | 3756.46 | |
| Cauv Sav | 673.82 | 424.12 | 428.52 | 421.98 | |
| Sp-Asmnt | 30.47 | 30.47 | 61.45 | 61.45 | |

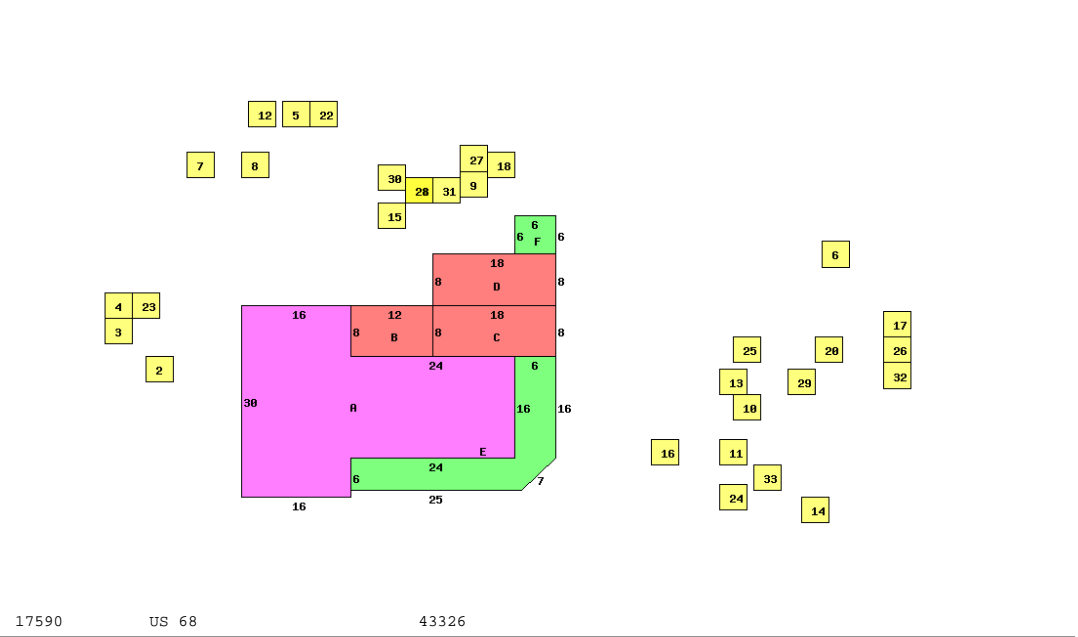
Orig Tax Year 2016
Parent: 41-170003.0000

hmstd 5250 1 32530 b

| | | | | | | | |
|------|------|------|------|-------|-------|---|-------|
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
| 2 B | F | M | | 864 | | b | ADDTN |
| 1 | F/C | A | | 96 | | c | ADDTN |
| 1 | F/C | A | | 144 | | d | ADDTN |
| 1 | F | A | | 144 | | e | PORCH |
| | FFP | P | | 234 | 9360 | f | PORCH |
| | OFF | P | | 36 | 1080 | | |

| | | | | | | | |
|-------|-------|------------|-----------------------|---------------|--------|---------|---------|
| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:blgd |
| 432 | 1 | 2015-08-28 | BINGHAM JAMES RUSSELL | & A 1SD | 275000 | 0 | 0 |
| Year | Land | Bldg | Total | Net Tax | | | |
| 2021 | 12480 | 71140 | 83620 | 3681.68 | | | |
| 2020 | 12480 | 71140 | 83620 | 3429.14 | | | |

| | | | |
|---------------------------------|---------|----------------------|--|
| p r o j e c t | | ben acres / % factor | |
| 902 MAIN DISTRICT CONSERVANCY | XA/2025 | | |
| 500 HARDIN COUNTY LANDFILL | XA/2025 | | |
| 279 SILVER CREEK - SCIOTO RIVER | XA/2025 | | |
| 333 TAYLOR CREEK #1096 - SCIOTO | XA/2025 | | |



17590 US 68 43326

| | | |
|---------------------------|------------------------|-----------------------|
| Occupancy 1 Single Family | *DWELLING COMPUTATIONS | |
| Story Height 2 | Sq-Ft | Value |
| Floor Level | | |
| Main | 1248 | 106850 |
| Full Upper | 864 | 58990 |
| Basement | 220 | 4510 |
| Subtotal | | 170350 |
| Metal Roof | | |
| B 1 2 U A | | |
| Plaster/Drywall | P P | Fireplaces 2000 |
| Unfinished Wall | X | Air Conditioning 3800 |
| Floor/Pine | X X | Extra Features 10440 |
| Floor/Carpet | X | Total Value 186590 |
| Floor/Concrete | X | |
| Floor/Tile-Lino | L | PUB PAVED ST/RD |
| Number of Rooms | 1 5 3 | Topo: ROLLING |
| Bedrooms | 1 3 | Neighborhood: |
| Fireplace | | Code: 3900 |
| Openings | 1 | Dwl/Gar/NC% 1.2300 |
| Stacks | 1 | |
| Central Heat | A | |
| HOTWATER | | |
| Central A/C | A | |
| Plumbing | | |
| Standard | 1 | |

| | | | | | | | | | | |
|---------------|----------|----------|-----------|-------|-----------|------|---------------|---------|---------|------------|
| Bldg Type | SHB+Cons | DixHt | Unit Rate | Grade | Blt/Renov | Cond | Replace Value | Phy Dpr | Fnc Dpr | True Value |
| 1 DWELLING | 2 B F | 2112 | | C- | OLD/AV | | 167930 | .55 | | 92950 |
| 2 Shed | | 30X50 | 1500 | D | OLD/PR | | 14400 | .75 | | 3600 |
| 3 Pole Barn | | 88X96 | 8448 | D | 1979AV | | 81100 | .65 | | 28390 |
| 4 Shed | | 20X32 | 640 | D | OLD/FR | | 6140 | .70 | | 1840 |
| 5 Shed | | 28X64 | 1792 | D | OLD/FR | | 13760 | .70 | | 4130 |
| 6 Shed | | 28X24 | 672 | D | OLD/PR | | 6450 | .75 | | 1610 |
| 7 Silo | *NV C | 20X70 | 1400 | D | 1972FR | | 0 | | | 0 |
| 8 Silo | *NV | 16X40 | 640 | D | OLD/FR | | 0 | | | 0 |
| 9 Flat Barn | | 30X56 | 1680 | D | OLD/FR | | 16130 | .80 | .50 | 1610 |
| 10 Grain Bin | *PP | 24X18 | 432 | C | 1965AV | | 0 | | | 0 |
| 11 Poultry Ho | | 40X50 | 2000 | D | OLD/FR | | 16000 | .70 | | 4800 |
| 12 Shed | | 30X36 | 1080 | D | OLD/FR | | 8290 | .70 | | 2490 |
| 13 Grain Bin | *PP | 18X16 | 288 | C | 1976AV | | 0 | | | 0 |
| 14 Pole Build | | 1 120X54 | 6480 | C | 1979AV | | 77760 | .65 | | 27220 |
| 15 Lean-To | | 26X16 | 416 | D | OLD/FR | | 2660 | .70 | | 800 |
| 16 Shed | | 70X30 | 2100 | D | OLD/AV | | 20160 | .65 | | 7060 |
| 17 Shed | M | 48X44 | 2112 | D | 1984AV | | 20280 | .65 | | 7100 |
| 18 Lean-To | | 14X36 | 504 | D | 1983AV | | 3230 | .65 | | 1130 |
| 20 Pole Build | | 56X70 | 3920 | D | 1984AV | | 37630 | .65 | | 13170 |
| 21 Milk House | *SV | 16X26 | 416 | D | 1983FR | | 1000 | | | 1000 |
| 22 Shed | | 30X40 | 1200 | D | OLD/AV | | 11520 | .65 | | 4030 |
| 23 Lean-To | | 8X30 | 240 | D | OLD/FR | | 1540 | .70 | | 460 |
| 24 Shed | | 14X36 | 504 | D | OLD/FR | | 4840 | .70 | | 1450 |
| 25 Grain Bin | *PP | 24X18 | 432 | C | 1965AV | | 0 | | | 0 |
| 26 Silo | C | 24X70 | 0 | C | 1984AV | | 16700 | .65 | .50 | 2920 |
| 27 Dairy Barn | | 56X60 | 3360 | D | OLD/FR | | 32260 | .70 | | 9680 |
| 28 Dairy Barn | | 68X90 | 6120 | D | OLD/FR | | 58750 | .70 | | 17630 |
| 29 Shed | | 25X20 | 500 | D | 1980AV | | 4800 | .65 | | 1680 |
| 30 Lean-To | | 14X30 | 420 | D | 1920FR | | 2690 | .70 | | 810 |
| 31 P | CAN | 10X20 | 200 | D | 1920AV | | 1280 | .65 | | 450 |
| 32 Shed | | 36X44 | 1584 | D | 1940AV | | 15210 | .65 | | 5320 |
| 33 Lean-To | | 14X48 | 672 | D | 1900AV | | 4300 | .65 | | 1510 |

| | | | | | | |
|-------|---------|-------|--------|--------|-------|------|
| Tab # | S O I L | Acres | Mkt/Ac | Market | Au/Ac | Cauv |
|-------|---------|-------|--------|--------|-------|------|