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

Hardin County, Ohio
Michael T. Bacon, Auditor

41-170032.0000 AGR
G35.01 2026

sale

2023	BINGHAM JAMES RUSSELL	2015-08-28
2024	BINGHAM JAMES RUSSELL	2015-08-28
2025	BINGHAM JAMES RUSSELL	2015-08-28
2026	BINGHAM JAMES RUSSELL &	2015-08-28 10015 12.999A
	17590 US 68	1SD
		$275,000
	KENTON OH 43326	

Orig Tax Year 2016
Parent: 41-170003.0000

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

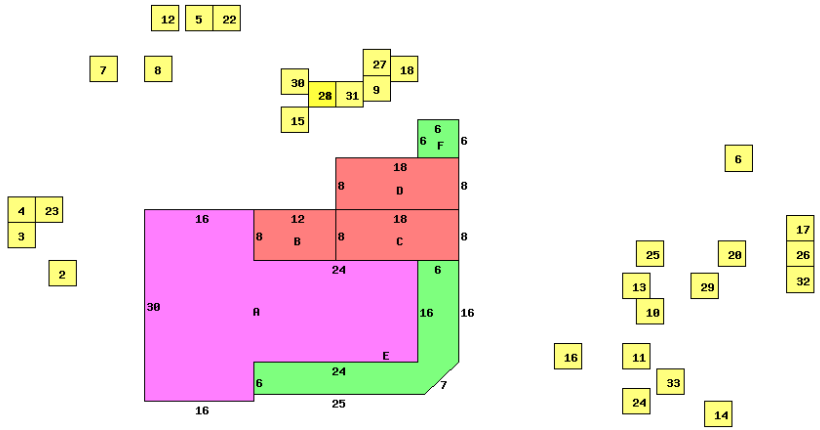
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	12.9990	12.9990	12.9990	12.9990	12.9990			
Land100%	89110	89110	89110	89110		89110	129200	129190
Bldg100%	244830	244830	244830	244830		244830	272800	272800
Totl100%	333940t	333940t	333940t	333940t		333940t	402000t	401990t
Cauv100%	55660	55660	55660	55660		89110	129200	61140
Tax Value:								
Land 35%	19480	19480	19480	19480		19480	21400	45220
Bldg 35%	85690	85690	85690	85690		85690	95480	95480
Totl 35%	105170t	105170t	105170t	105170t		105170t	116880t	140700t
Hmstd35%	37780	37780	37780	37780		37780	49930	
Owner Oc	33.46	33.42	33.28	33.28	33.28	hmstd 5250 l	32530 b	
Hmstd RB								
Net Tax	3775.76	3815.46	3756.46	3756.46	3756.46			
Cauv Sav	673.82	424.12	428.52	421.98				
Sp-Asmnt	30.47	61.45	61.45	61.45				

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

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
432	1	2015-08-28	BINGHAM JAMES RUSSELL & A	1SD	275000	0	0

Year	Land	Bldg	Total	Net Tax
2022	12480	71140	83620	3561.60
2021	12480	71140	83620	3681.68

project		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

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1248	106850
	Full Upper	FRAME	864	58990
	Basement		220	4510
	Subtotal			170350
Metal	Roof	HIP		

	B	1	2	U	A
Plaster/Drywall		P	P		
Unfinished Wall	X				
Floor/Pine		X	X		
Floor/Carpet		X			
Floor/Concrete	X				
Floor/Tile-Lino		L			
Number of Rooms		1	5	3	
Bedrooms		1	3		
Fireplace					
Openings		1			
Stacks		1			
Central Heat		A			
HOTWATER					
Central A/C		A			
Plumbing					
Standard		1			

Fireplaces	2000
Air Conditioning	3800
Extra Features	10440
Total Value	186590
PUB PAVED ST/RD	
Topo: ROLLING	
Neighborhood:	
Code:	3900
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	2 B F		2112		C-	OLD/AV	167930	.55		120910	
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	1 SIDE OPN
6	Shed		28X24	672		D	OLD/PR	6450	.75		1610	
7	Silo	*NV C	20X70	1400			1972FR	0			0	
8	Silo	*NV	16X40	640			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	1 SIDE OPN
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			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