MCDONALD TWP
BENJAMIN LOGAN SD 00310

Hardin County, Ohio
Michael T. Bacon, Auditor

32-200025.0000 RES
A55 2026

sale

2023 FRESHCORN MICHAEL & B	1992-07-02	
2024 FRESHCORN MICHAEL & B	1992-07-02	
2025 FRESHCORN MICHAEL & B	1992-07-02	
2026 FRESHCORN MICHAEL & BEV	1992-07-02 14692 3.052A	
16233 CR 75	1WD	
	$8,500	
KENTON OH 43326		

Eff Rate:– 41.40 — 41.78 — 40.51 — 40.51 — a/r

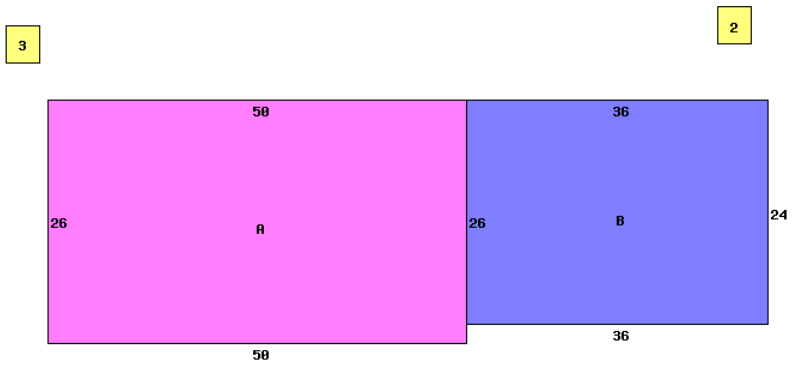
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	3.0500	3.0500	3.0500	3.0500	3.0500			
Land100%	28260	28260	28260	28260		28260	30940	30950
Bldg100%	140600	140600	140600	140600		140600	181310	181320
Totl100%	168860t	168860t	168860t	168860t		168860t	212260t	212270t
Cauv100%								
Tax Value:								
Land 35%	9890	9890	9890	9890		9890	10830	10830
Bldg 35%	49210	49210	49210	49210		49210	63460	63460
Totl 35%	59100t	59100t	59100t	59100t		59100t	74290t	74290t
Hmstd35%	51730	51730	51730	51730		51730	66930	
Owner Oc	47.94	47.90	46.82	46.82	46.82	hmstd 6300 l	45430 b	
Hmstd RB								
Net Tax	2179.96	2202.20	2133.54	2133.54	2133.54			
Sp-Asmnt	26.13	44.16	44.16	44.16				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1300		a	*MAIN
	F	G		864	20740	b	GRAGE

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
620	1	1992-07-02		1WD	8500	0	2310

Year	Land	Bldg	Total	Net Tax
2022	6560	46470	53030	2099.28
2021	6560	46470	53030	2156.96

project		ben acres	/ %	factor
227 REED #979 - LITTLE MIAMI	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			
902 MAIN DISTRICT CONSERVANCY	XA/2025			



16233 CR 75 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1300	107470
	Basement		1300	24060
	Subtotal			131530
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall			X		
Unfinished Wall	X				
Floor/Carpet			X		
Number of Rooms	1	5			
Bedrooms			3		
Central Heat					A
FORCED AIR					
Central A/C					A
Plumbing					
Standard	1				
Extra 3 Fixture	1				

Air Conditioning	2340
Plumbing	2100
Garages and Carports	20740
Total Value	156710
PUB ELECTRIC	
PRIV WATER	
PUB PAVED ST/RD	
Topo: ROLLING	
Neighborhood:	
Code:	3100
Dwl/Gar/NC%	1.5500

	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		1300		C-	1993GD	141040	.22		170520
2	Pole Build		30X50	1500		C	2009AV	18000	.40		10800
3	Shed	*PP	8X14	112			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	2.0500				5000	5000	10250	10250

Call Back: Sign: PSN Date: 2014-10-31 Lister: 32-200025.0000-v082020R