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

Hardin County, Ohio
Michael T. Bacon, Auditor

41-080026.0000 RES
E08 2026

sale

2023 FRESHCORN RONALD E &	1992-06-15	
2024 FRESHCORN RONALD E &	1992-06-15	
2025 FRESHCORN RONALD E &	1992-06-15	
2026 FRESHCORN RONALD E & TA	1992-06-15	10013 5.00A
10289 CR 200	2WD	
	$45,000	
KENTON OH 43326		

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

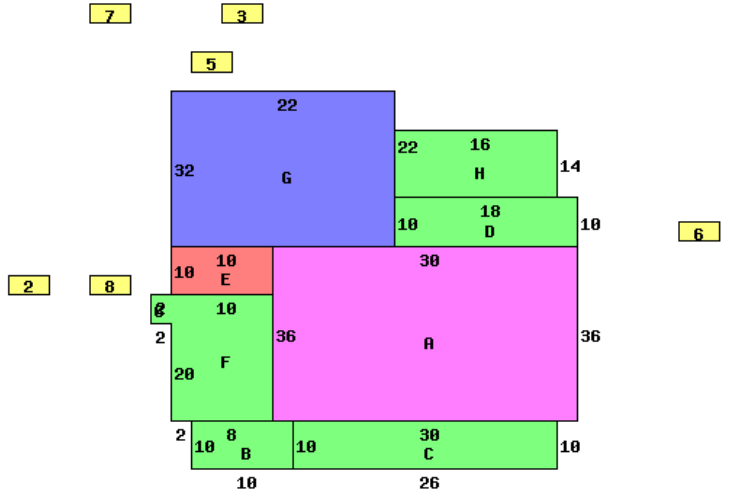
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	5.0000	5.0000	5.0000	5.0000	5.0000			
Land100%	31000	31000	31000	31000		31000	33260	33250
Bldg100%	164430	164430	164430	164430		164430	211690	211680
Totl100%	195430t	195430t	195430t	195430t		195430t	244940t	244930t
Cauv100%								
Tax Value:								
Land 35%	10850	10850	10850	10850		10850	11640	11640
Bldg 35%	57550	57550	57550	57550		57550	74090	74090
Totl 35%	68400t	68400t	68400t	68400t		68400t	85730t	85730t
Hmstd35%	60240	60240	60240	60240		60240	77570	
Owner Oc	53.36	53.30	53.08	53.08	53.08	hmstd 5250 l	54990 b	
Hmstd RB								
Net Tax	2424.06	2449.90	2411.68	2411.68	2411.68			
Sp-Asmnt	23.76	31.56	34.56	34.56				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		1080		a	*MAIN
	DK	P		100	1500	b	PORCH
	EFP	P		260	10400	c	PORCH
	EFP	P		180	7200	d	PORCH
1	F	A		100		e	ADDTN
	DK	P		272	4080	f	PORCH
	F	G		704	16900	g	GRAGE
	PAT	P		224	670	h	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
555	2	1992-06-15		2WD	45000	48110	0

Year	Land	Bldg	Total	Net Tax
2022	7770	46320	54090	2274.08
2021	7770	46320	54090	2351.20

project		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025		
279	SILVER CREEK - SCIOTO RIVER	XA/2025		
500	HARDIN COUNTY LANDFILL	XA/2025		
364	LOWE-SCIOTO RIVER	XA/2025		



10289 CR 200 43326

Occupancy 1 Single Family

Story Height 2

				*DWELLING COMPUTATIONS Sq-Ft	Value
Floor Level	Main	FRAME		1180	104540
	Full Upper	FRAME		1080	62290
	Basement			270	5300
	Subtotal				172130
Metal	Roof	GABLE			

B 1 2 U A

Plaster/Drywall	P P	Garages and Carports	16900
Panelled Wall	X	Extra Features	23850
Unfinished Wall	X	Total Value	212880
Floor/Pine	X X		
Floor/Carpet	X	PUB ELECTRIC	
Number of Rooms	1 4 4	PRIV WATER	
Bedrooms	2	PRIV SEWER	
		PUB PAVED ST/RD	
Central Heat	A	Topo: ROLLING	
GRAV AIR			
Plumbing		Neighborhood:	
Standard	1	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			2260		C	1940GD	212880	.40		204370
2	Pole Build			28X44	1232		C	1960FR	14780	.70		4430
3	Grain Bin	*PP	0	20X24	480		C	1920VP	0			0
5	CRIB/WIRE	*SV		10X14	140			1920FR	200			200
6	Shed			10X16	160		D	1920AV	1540	.65		540
7	CRIB/WIRE	*SV	0	16X18	288			1940VP	400			400
8	Shed			22X44	968		C	1920FR	11620	.70	.50	1740

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	4.0000				5000	4000	16000	16000

Call Back: Sign: PSN Date: 2014-11-25 Lister:
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