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

Hardin County, Ohio
Michael T. Bacon, Auditor

41-100006.0000 AGR
G19 2025

sale

2022	FRESHCORN MICHAEL A E	2021-04-30	
2023	FRESHCORN MICHAEL A E	2021-04-30	
2024	FRESHCORN MICHAEL A E	2021-04-30	
2025	FRESHCORN MICHAEL A ETA	2021-04-30	10024-10027-10293
	11397 CR 190	2WD	120.983A
		$0	
	KENTON OH 43326		
2026	FRESHCORN MICHAEL A ETA	2025-02-06	
	11397 CR 190	1SD	
	KENTON OH 43326		

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

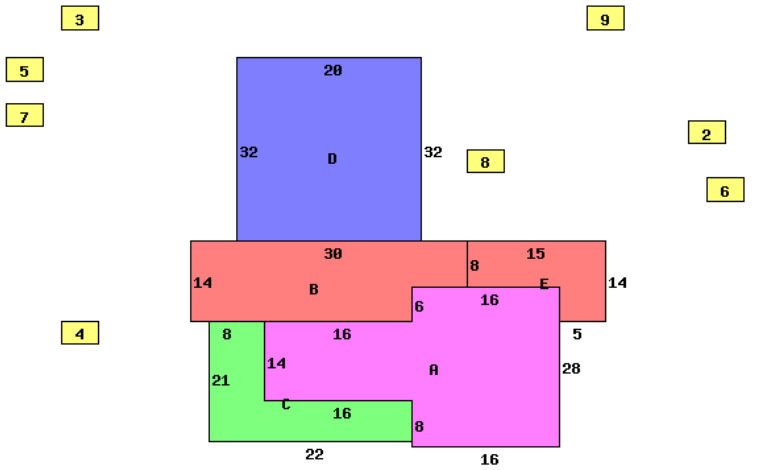
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	120.9830	120.9830	120.9830	120.9830	
Land100%	487710	534340	534340	534340	534340
Bldg100%	100140	126540	126540	126540	126540
Totl100%	587860t	660890t	660890t	660890t	660880t
Cauv100%	71510	173660	173660	173660	173650
Tax Value:					
Land 35%	25030	60780	60780	60780	187020
Bldg 35%	35050	44290	44290	44290	44290
Totl 35%	60080t	105070t	105070t	105070t	231310t
Hmstd35%	27890	33460	33460	33460	
Owner Oc	29.40	29.64	29.60	29.48	hmstd 5250 l 28210 b
Hmstd RB	367.04	323.98	350.00	356.82	
Net Tax	2186.96	3451.96	3465.60	3399.84	
Cauv Sav	6263.74	4572.36	4619.96	4549.00	
Sp-Asmnt	54.40	54.40	88.82	115.06	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		672		a	*MAIN
1	F/C	A		384		b	ADDTN
	EFP	P		238	9520	c	PORCH
	F	G		640	15360	d	GRAGE
1	F	A		150		e	ADDTN

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
453	1	2025-02-06	FRESHCORN MICHAEL A ETAL	1SD		494000	534340	126540
66	2	2025-02-06	FRESHCORN MICHAEL A ETAL	2AF	*	0	534340	126540
184	2	2021-04-30	FRESHCORN MICHAEL A ETAL	2WD	*	0	487710	100140
77	2	2017-02-28	FRESHCORN ALLEN R	2CT	*	0	355230	79140

Year	Land	Bldg	Total	Net Tax
2021	25030	35050	60080	2260.68
2020	25030	35050	60080	2105.70

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



11397 CR 190 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1206	103260
	Full Upper	FRAME	672	52250
	Basement		336	6530
	Subtotal			162040
Metal	Roof	GABLE		

	B 1 2 U A		
Plaster/Drywall	X X	Air Conditioning	3450
Unfinished Wall	X	Garages and Carports	15360
Floor/Pine	X X	Extra Features	9520
Number of Rooms	1 4 3	Total Value	190370
Bedrooms	1 3		
		PUB ELECTRIC	
Central Heat	A	PRIV WATER	
FORCED AIR		PRIV SEWER	
Central A/C	A	PUB PAVED ST/RD	
Plumbing		Topo: ROLLING	
Standard	1		
		Neighborhood:	
		Code:	3900
		Dwl/Gar/NC%	1.2300

	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		1878		C-	OLD/AV	171330	.55	.15	80610
2	Pole Build		45X72	3240			1997AV	38880	.55		17500
3	Bank Barn		34X56	1904		D	OLD/FR	18280	.70	.50	2740
4	Pole Build		40X72	2880		C	2014AV	34560	.30		24190
5	Shed	*SV 0	20X40	800			OLD/AV	900			900
6	Grain Bin	*PP	20X21	420		C	1997AV	0			0
7	WIRECRIB	*PP		0			OLD/	0			0
8	Shed	*SV 0	24X42	1008			OLD/AV	600			600
9	Shed	*NV	20X22	440			OLD/PR	0			0

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	2	BOB	BLOUNT SILT LOAM, 2	30.3488	5770	175110	2360	71620
C	8	EE	EEL SILT LOAM, OCCA	1.0797	5550	5990	2460	2660
C	11	FPC2	FOX CLAY LOAM,6-12%	.0497	4370	220	350	20
C	15	GYB2	GLYNWOOD CLAY LOAM	37.6693	5020	189100	1230	46330
C	16	GYC2	GLYNWOOD CLAY LOAM	15.6861	4750	74510	1050	16470
C	51	WSTL	WASTE LAND	7.0000	120	840	50	350
W	2	BOB	BLOUNT SILT LOAM, 2	2.3310	3130	7300	470	1100
W	8	EE	EEL SILT LOAM, OCCA	11.4901	3990	45850	1460	16780
W	11	FPC2	FOX CLAY LOAM,6-12%	1.5482	420	650	230	360
W	15	GYB2	GLYNWOOD CLAY LOAM	3.7172	1830	6800	230	860
W	16	GYC2	GLYNWOOD CLAY LOAM	8.7283	1460	12740	230	2010
W	30	MRD2	MORLEY CLAY LOAM 12	.1777	420	70	230	40
W	39	PM	PEWAMO SILTY CLAY L	.0299	5370	160	1670	50
	670	HSITE	HOMESITE	1.0000	15000	15000	15000	15000
	980	ROAD	ROAD	.1270				
				120.983		534340	(100%)	173650
						187020	(35%)	60780

CAUV # 4729

Call Back: Sign: PSN Date: 2014-11-26 Lister:

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