

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

00385

Hardin County, Ohio
Michael T. Bacon, Auditor

41-100006.0000
G19

AGR
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			
KENTON OH 43326	\$0				

Eff Rate:-	47.22	39.76	40.14	39.56	a/r
Tax Year	2022	2023	2024	2025	2025
Prop Cls	111	111	111	111	111
Acres	120.9830	120.9830	120.9830	120.9830	120.9830
Land100%	487710	534340	534340	534340	534340
Bldg100%	100140	126540	126540	126540	126540
Totl100%	587850t	660890t	660890t	660890t	300200t
Cauv100%	71510	173660	173660	173660	173650

2026 FRESHCORN MICHAEL A ETA	2025-02-06				
11397 CR 190	1SD				
KENTON OH 43326					

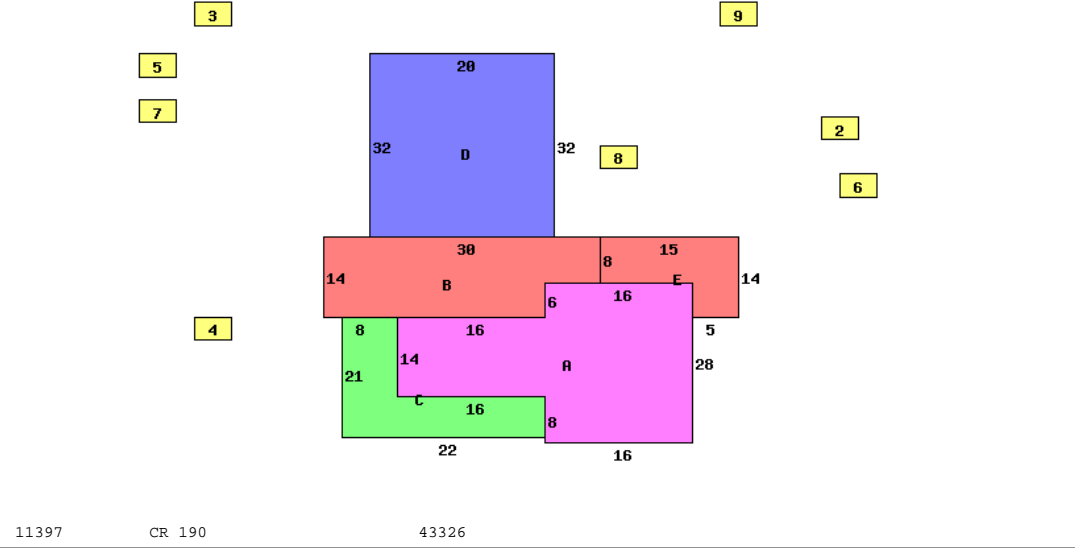
Tax Value:					
Land 35%	25030	60780	60780	60780	60780
Bldg 35%	35050	44290	44290	44290	44290
Totl 35%	60080t	105070t	105070t	105070t	105070t
Hmstd35%	27890	33460	33460	33460	33460
Owner Oc	29.40	29.64	29.60	29.48	29.48
Hmstd RB	367.04	323.98	350.00	356.82	356.82
Net Tax	2186.96	3451.96	3465.60	3399.84	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	a	*MAIN
2 B	F	M		672		b	ADDTN
1	F/C	A		384		c	PORCH
	EFP	P		238	9520	d	GRAGE
	F	G		640	15360	e	ADDTN
1	F	A		150			

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

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



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			
Central Heat	A	PUB ELECTRIC		
FORCED AIR		PRIV WATER		
Central A/C	A	PRIV SEWER		
Plumbing		PUB PAVED ST/RD		
Standard	1	Topo: ROLLING		
		Neighborhood:		
		Code:		3900
		Dwl/Gar/NC%		1.2300

Bldg Type	SHB+Cons	DixHt	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	GVC2	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	GVC2	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	CAUV #	4729		
					187020	(35%)	60780				

Call Back:

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

41-100006.0000-v082020R